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Funeral farewell

Hundreds of Gypsies gathered in Ewell this week to attend the funeral on Wednesday of Sylvia Smith a well-loved member of the community. See page 5 for more.

Deadlinepix EP90051



Inside

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- Election stalls "no value to the community" - council . . . page 8

CHOPPED OFF

Parents warn school as daughter's fingertip sliced off by fire door

REPORTER
CHRIS CAULFIELD
chris.caulfield@london.newsquest.co.uk



A five-year-old girl needed surgery after her finger was amputated by a fire door while she was left unattended at school, her parents have said.

Mum Margaret Chan contacted the Epsom Guardian when her daughter had to have the bone on the finger filed down, and her skin grafted over the wound, after getting her finger caught in the door at Cuddington Croft Primary School, in West Drive, Cheam.

The parents, who live near Nonsuch Park, are so upset about the way it has been handled that they are planning to pull both their daughters out of the school.

A spokesman for Surrey County Council, the school's education authority, said it was looking into the matter to "ensure" it did not happen again.

Mrs Chan said: "She needed the toilet and she got sent back into the school building alone unsupervised via a classroom where there are two fire doors.

"One of which amputated her fingertip.

"We went to see the school to understand what had

happened. No one could tell us as it was 'unwitnessed'.

"We worked out after putting the few pieces of information together that after she amputated her finger she screamed continuously and walked herself to the toilet."

Mrs Chan said the family decided to go to the press after becoming frustrated with attempts to find a solution with the school.

She said despite reassurances from the school the matter had been resolved, when she investigated the fire doors herself she said they still slammed shut.

Mrs Chan said: "The school has no idea how door



Bandage: After surgery

safety mechanisms should work. That is still the case after a five-year-old chopped her finger off."

Surgeons operated on her daughter on January 19 and will decide in three months whether further surgery is needed.

Mrs Chan said: "She is a

little bit better than she was. She had the surgery, she had a composite graft at St George's Hospital.

"We tried to understand the situation with the school, but the more we tried to see them the more refusals we got.

"We are quite reserved people and we didn't want to make a fuss, but this is very (important) to us."

A county council spokesman said: "The safety and welfare of all Surrey children is of paramount importance and we will be speaking to the school to find out what happened to ensure this does not happen again."

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Immigration raid: Epsom post office

Post office raid arrests

REPORTER
ALICE FOSTER

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Immigration raids on businesses in Epsom town centre have netted four illegal workers at the town's post office, Costcutter and a mobile phone stall.

All the businesses in Epsom are at the same location in High Street, closed last week due to a power failure.

On January 30 immigration officers arrested an Indian and a Pakistani man, both 28, at the Costcutter; an Indian man, 29, in the post office section; and an Indian man, 23, at the mobile phone stall.

The businesses face a financial penalty of up to £20,000 per illegal worker unless they can prove that correct

right-to-work checks were carried out, such as seeing a passport or Home Office document.

All the workers were found to have been working illegally in the country and had overstayed their visas.

The Indian man arrested at Costcutter was detained pending removal from the country. The others arrested were ordered to report to the Home Office while steps are taken to remove them.

On community Facebook group What's On in Epsom Alick Potter posted: "Strange that Epsom post office can carry out checks on our passport applications but cannot check their employees' legalities. Funny old world isn't it!"

Robert Hannent posted: "Given that the franchise holder has broken the law the

Post Office and Costcutter should both revoke their franchise."

"Institutions like the Post Office should have zero tolerance for such criminal activity because it goes hand-in-hand with other criminal activity."

A Post Office spokesman said: "Epsom Post Office is run by an independent operator, rather than Post Office Ltd."

"We will be discussing the separate issue of the immigration raid with the operator but cannot comment on it for now."

The Epsom Guardian has attempted to contact Mr Patel, who is believed to be the franchisee running all three businesses, but has yet to receive a response.

In a statement, Costcutter

said: "We are aware that Home Office officials visited the store last month to carry out routine checks, however this incident is unrelated to the store's temporary closure."

Paul Smith, head of the Thames Valley and Surrey Home Office Immigration Enforcement team, said: "As this operation demonstrates, we are working hard to clamp down on those who abuse the UK's immigration system."

"Using illegal labour is not a victimless crime."

"It defrauds the treasury of much-needed funds, undercuts businesses who play an honest trade and cheats legitimate jobseekers out of employment opportunities."

"Those who choose to ignore the rules will face the consequences."

POWER FAILURE SPARKS CUSTOMER ANGER

There was widespread anger last week when Epsom's post office closed suddenly due to an "electricity issue" forcing people to travel to Ewell or elsewhere.

The closure of the post office inside Costcutter in the High Street lasted from the weekend until Wednesday, February 11, and caused huge inconvenience for thousands of people.

Many only found out it was closed from a notice on the door that mentioned energy supplier EDF.

Patricia Blakeman, from

Stones Road, Epsom, said: "People were hitting the door because it was not open. It's not just inconveniencing me, it's affecting a lot of people."

A Mr Potter said: "You have got all the pensioners walking up to this little piece of paper flapping on the door. There is a lack of information and no one gives a monkey's."

A Post Office spokesman apologised for the inconvenience and said it had worked as hard as it could to resolve the problem.

But frustrated user Jane

Race attacked it for not doing more to tell customers, with at least one wheelchair user having to go all the way to Ewell to use the nearest post office.

Mrs Race said: "If you have valuable parcels that need collecting or need to collect your pension or child benefit or jobseeker's it's a real worry for people."

Karen Clements posted on community Facebook group, What's on in Epsom. She said: "Very annoying. Husband in a wheelchair gone on a trek to Ewell post office."

Kathy Walton-Boyle said: "Just disgraceful to be left without a post office. We don't want groceries and phones just a decent post office and polite staff like we used to have."

John Duckworth, who works in the town centre, said he was unable to collect a parcel, containing his new mobile phone, which was delivered to the closed post office on Monday.

Mr Duckworth said: "It's still not open. The reason being there's no power there."

Village Pizza immigration swoop nabs two – Home Office

Illegal workers were nabbed during a raid on an award-winning pizza takeaway in the heart of Ewell Village, according to the Home Office.

But Village Pizza, in Castle Parade, has insisted its paperwork is in order and that "during the immigration check no arrests were made".

Acting on intelligence, enforcement officers went to Village Pizza at 6.05pm on Friday, January 30.

The Home Office said: "There they found two women working illegally who had also overstayed their visas."

"They were an Indian

national, aged 27, who was arrested, and a 34-year Pakistani national who was found to be working without permission. She was escorted from the premises but not arrested."

But Village Pizza issued a short statement which said: "Mrs K Habibian, of head

office and franchisor of Village Pizza Ltd, would like to point out that during the immigration check, no arrests were made and full paperwork trails can substantiate that Village Pizza Ltd was not at fault."

However, a Home Office spokesman, asked to check

that it had got its facts right, confirmed that the information provided in its statement was correct.

The pizza shop won a gold award in the independent pizza delivery store category of the Pizza, Pasta and Italian Food Association (Papa) awards 2014.



Raid: Village Pizza

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Goodbye Sylvia



REPORTER ALICE FOSTER

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Hundreds of mourners gathered this week to say goodbye to the "world's greatest Gypsy woman".

Sylvia Smith, 64, a much-loved member of the Gypsy community, who lived in Ewell for 16 years and used to read fortunes and give out lucky heather, died after a battle with cancer.

A number of pubs, who had been alerted by police, closed for fear of trouble, but in the event everything passed off

peacefully, leading to criticism people had over-reacted.

On Wednesday morning mourners in black gathered outside the home in Shire Court, Shortcroft Road, Ewell, where Mrs Smith settled when she gave up travelling.

A fire burned in a skip outside – a Gypsy custom marking a death – as colourful floral tributes were loaded on to a dozen funeral cars, and trucks and mourners quietly waited outside.

Men slowly lifted the coffin through the window of her house – where a wake had been held – and carried it to the hearse.

As the procession set off, one man walking behind the hearse cried uncontrollably and other mourners put their arms round each other.

Mourners and cars went down Kingston Road, past the Eight Bells pub and the Wheatsheaf, to the Spring Tavern in Ewell – all the pubs had been closed because of the funeral.

The funeral procession then went via Epsom Downs – where Mrs Smith used to love race meetings – to Christ Church Epsom Common for the funeral service, and later to Epsom Cemetery.

One tribute, written as a

Sun article, was headlined the "World's greatest gypsy woman".

It said: "Sylvia was a very hardworking lady who would go out selling her lucky heather throughout the country, mainly in the London area. Sylvia will be sadly missed by all of her family members and all her friends."

Ewell Village Residents' Association Brian Angus, said: "It's very sombre and respectful and there are an amazing number of beautiful floral tributes."

Full story and pictures at
epsomguardian.co.uk

Council tax rise is rubber stamped

Epsom's councillors have agreed a 1.97 per cent increase in council tax in a bid to plug a £405,000 shortfall in Government funding.

At a meeting of the full council last night, it was agreed council tax would increase by 7p a week, or £3.42 a year, for Band D properties.

No services are to be cut as part of the 2015-16 council budget and charges for the borough's car parks will be frozen for a year.

Councillor Clive Woodbridge said the drop in Government funding would be tackled through the council tax increase, efficiency savings and use of reserves.

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Mum and son crash was accident

REPORTER
ALICE FOSTER

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A man screamed out for his dying fiancée and young son after their car lost control on a bend and hit another car head-on, an inquest heard.

Woking Coroner's Court has ruled that Nicola Morris, 29, and Kai Arnold, 11, died after she "swerved" into an oncoming car in Banstead Road, Ewell, at 10.30am on Saturday, July 5, last year.

The cause of death was recorded as an accident.

Five family members and a baby, who were in the other car, were also badly injured in the carnage.

Nursery nurse Ms Morris, her fiancé David Arnold and Kai were going to meet her best friend and another son Alfie, who had been on a sleepover, at the Toby Carvery in Ewell.

Builder Mr Arnold said the road was wet, but the sun had come out, they had driven down that road "thousands of times" before and were going at no more than 35 mph.

The limit is 30 mph.

He said: "We then went round a left-hand bend. The back of the car swung out to the right so Nicola tried to correct it by steering to the right. The car then seemed to lose control and we went

back into our lane before going back into the opposite lane and we had a head-on with the car travelling in the other lane.

"It happened so quickly, yet so slowly at the same time."

Scaffolder Daniel Miller, who was travelling in the opposite direction, looked back and saw the family's silver Ford Fiesta crash into a black Ford Focus.

He said: "The back ends of the cars went up into the air. I said: 'They have crashed!'"

He shouted for his business partner to stop the truck, got out, ran over to the Fiesta and dragged Mr Arnold out.

Mr Miller said: "I laid him on the grass on the Ewell-bound side of the road."

"He was conscious and talking. He said, 'my legs are hurting'. He was screaming, 'my son!'"

Mr Miller said he got the boy out of the car, adding: "Dave was screaming, 'my missus!'"

He then pulled Ms Morris out of the driver's footwell and laid her next to them.

The mother and boy were given CPR.

He said: "I just stood there with Dave, holding his leg."

"He was asking: 'How is my missus? How is my son? Are they going to be alright?'"

Mr Arnold's leg, wrist, finger and ribs were broken while his shoulder, ankle,



Tragic:
Nicola
Morris



Passenger:
Kai Arnold

neck and nerves in his leg and arm were injured.

He also suffered trauma.

To begin with, Mr Miller and his business partner Tony Holder did not realise that they knew Mr Arnold.

Mr Holder saw the Fiesta go past them "looking like it had lost control" with its wheel appearing to come off the ground as it went round the bend.

He said: "After the accident, we got the front-seat passenger out. We didn't realise there was anyone else in the car apart from the driver, until he said, 'my boy!'"

Mr Holder rang the emergency services and checked on other casualties including three lying on the ground.

Later, he noticed a pothole at one point where the Fiesta had seemed to "jut out" before the crash.

Engineer Weicher Feng was travelling in the other car from his home in Putney to lavender fields in Banstead along with his parents, two sisters and baby daughter Sophie.

He said: "I saw a car [a Fiesta] come round the corner, and as it was coming around the corner it seemed to lose control. The car appeared to be going very fast, more than 30 mph."

He said the car went into their lane, out again, back in and hit them.

Mr Feng said: "There was no time for my father to swerve or brake at all."

"It all happened so fast."

He might have briefly lost consciousness, but then checked on his daughter and helped his mother out of the car. He was discharged from hospital three days later, after treatment for seat-belt injuries, bruising and a fracture.

His daughter had fractured her vertebrae, and he said: "She is having ongoing care for that. She may need to have further operations for this, but time will tell."

His mother had a fractured leg and elbow and his father had a punctured small intestine, dislocated finger and fractured vertebrae.

One of his sisters had swollen leg tissue and the other had a fractured shoulder.

Another driver, Sue Braysher, stopped to help.

She said: "I spent some considerable time with the Malaysian family until they were seen by the services."

A police constable said Ms Morris was pronounced dead at the scene and Kai was pronounced dead at hospital.

The documentary inquest was heard on January 30.

Assistant coroner Dr Karin Englehurst ruled that Nicola died from chest injuries and Kai died from multiple injuries.



PETITION FOR SPEED CAMERA

Residents are still fighting for action to prevent another tragedy on Banstead Road, pictured.

In the wake of the fatal crash, a petition calling for a speed camera has been signed by 1,670 people and submitted to the council.

Ms Morris' former colleague Kathryn McCourt, 25, who started the petition last summer said this week: "I am currently awaiting hearing back from them."

"I believe it is a long and lengthy process, but we will all still fight to ensure that a speed camera is put there."

"The road itself is so dangerous I myself and others don't even want to drive down that road as it is so unsafe."

A Surrey County Council spokesman said: "We are always looking at ways in which we can make Surrey's roads as safe as possible and now we have received the petition, this will be discussed at the next appropriate local committee meeting."

The next Epsom and Ewell local committee meeting is at Bourne Hall, in Spring Street, Ewell, on Monday, March 9, at 7pm.



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Help find driver, pleads father of girl hit by car

CHIEF REPORTER

HARDEEP MATHARUhmatharu@
london.newsquest.co.uk

The father of a schoolgirl who needed surgery to a shattered ankle after being hit by a car, believed to be a silver Jaguar, has appealed for the driver to come forward, as have police.

Dean White contacted the Epsom Guardian in a bid to trace the middle-aged woman behind the wheel of a car that hit his 12-year-old daughter in Longmead Road, Epsom, near to the roundabout at the junction of Chessington Road, at 3.25pm on Monday, February 9.

The shy Blenheim High School student, from Stoneleigh, who is a keen dancer, at first appeared not to be seriously injured, but it later turned out that she needed a one-and-a-half hour operation to fit pins to her ankle on

Saturday because of her injuries. Although the driver stopped briefly after hitting the schoolgirl, Mr White, 42, believes the driver should have done more to help and should have reported it to the police.

Still in hospital on morphine on Monday morning, Mr White said the pins in his daughter's ankle will be taken out in two weeks and she will then be in a plaster for another six weeks.

He said: "The lady driver pulled up and got out and asked her: 'Are you OK?' and my daughter said: 'Yes, I'm fine'."

"My daughter's petrified of anything. And the driver just got in the car and left. When she found out about the operation, she just went into a meltdown."

"We did call the police, they came round and said they didn't think we'd catch the driver."

"That's all we have heard."

Witness Matt Wall said: "The

car was either a silver Jaguar X type or a silver Jaguar S type.

"I only saw what happened briefly because the girl walked off straight away."

A year 9 student at Blenheim said she saw the accident happen from the other side of the road.

She said she saw Mr White's daughter walking with one other girl – rather than a group of 12 as originally reported.

"She stepped out unaware and got hit by a silver car. The driver got out straight away to see if she was OK and the girl said 'yes'."

"I was concerned since she tried to walk her injury off and she seemed really hurt."

"The driver was trying to tell her to stay where she was because she looked like she was in a lot of pain."

□ Do you have any information which could help? Call 020 8722 6346 or email hmatharu@london.newsquest.co.uk.

Teen arrested after bookie raid

A teenager has been arrested after a bookmakers was robbed last week.

The incident happened at 1.30pm at the William Hill, in Waterloo Road, Epsom, on Wednesday, February 11.

A 19-year-old from Ewell has been arrested and released on bail until

Sunday, February 22, while the investigation continues.

Anyone with information about the incident should call the police on 101, quoting reference 45150011767, or Crimestoppers, anonymously, on 0800 555 111.

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Farewell: Oxfam volunteers Bill Watson, Jean Buss, Margaret Holland and Grace Green will be sad to see their branch of the charity close its doors at the end of the month

Deadlinepix 89999

Charity shuts village shop after 30 years



To let: Oxfam in Ewell Village is due to close on Saturday, February 28

Deadlinepix 89999

A charity that has been "like a community centre" for its village for close to 30 years is closing due to falling trade and rising rents.

The Oxfam store in Ewell Village High Street will be shutting its doors for the final time on Saturday, February 28.

Dedicated volunteer Margaret Holland, who has been working there since the shop opened on February 13, 1986, said Oxfam's lease has come to an end and it can no longer afford to keep it open because the landlord has increased the rent.

The volunteer said it is not yet known who will move in afterwards.

Mrs Holland said: "For the past two to three years in Ewell Village, the footfall has gradually dropped and dropped, and all the lovely little shops we had here in

the 1980s – those for embroidery, dress shops and boutiques, second-hand bookshops, antiques – they have all disappeared.

"There is nothing to bring people into Ewell Village so our trade has gone down and we are not making sufficient profit to sustain it."

Mrs Holland, who been the store manager for 27 years, said that although restaurants attract people to the village in the evening, it can feel quite empty during the day.

She said: "Oxfam wants to promote its shops that are making money. The ones that aren't making much, there's no point keeping them open."

Mrs Holland said the volunteers would miss the friendship with each other and customers.

"It's almost like a community centre," she added.

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UKIP man did not bank on land dispute

A UKIP parliamentary candidate is closing his accounts with the high street's newest bank after it told him to pack up his election stall on Saturday.

Robert Leach set up the stall outside Metro Bank, in Epsom High Street, but was surprised when two of the bank's staff members came out to tell him to move – especially because he has run the stall from that location on three other occasions.

Mr Leach said he was told the land outside the bank belonged to the bank and staff members even



Row: Robert Leach

brought out a Land Registry plan to prove this.

But the UKIP candidate said: "We dispute the land belongs to

Metro Bank.

"We believe it's public highway" "They said they would call the police, but we weren't pretending to be associated with the bank."

Mr Leach said he will now be closing his personal and business accounts with the bank and said he is still waiting for the bank to send him a cheque book for an account he opened last month.

He added: "They should learn how to run their business before telling us how to run ours."

A Metro Bank spokesman insisted it owned the land.

Political parties' marketplace ban

CHIEF REPORTER

HARDEEP MATHARU

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Political parties have been banned from setting up stalls in Epsom's marketplace in the run up to May's elections.

Green Party parliamentary candidate Susan McGrath contacted Epsom Council to ask for approval to set up an election stall in Epsom High Street on the Saturdays leading to the May 7 vote.

But Ms McGrath said she and her colleague were told it has been instructed not to accept any requests from parties wanting to have general election stalls "because the council does not feel these create any value for the community".

According to Ms McGrath, her colleague was told: "If they allowed this then anyone with any kind of political or religious activist would have to be given space."

Ms McGrath said she was surprised by the response especially as she has set up a stall in Dorking High Street on a number of occasions, for which Mole Valley Council gave approval.

An Epsom Council spokesman said to set up a stall on private land, such as a shopping mall, permission must be sought from the owner, while Surrey County Council (SCC) is in charge of public highways.

With regards to Epsom Marketplace, run by Epsom Council, he said it has a "blanket ban" on parties setting up stalls



Stopped: Political parties banned from using Epsom marketplace

because the "community value is for the marketplace as a retail area".

The spokesman said: "Three to four years ago the council took back the running of the marketplace from a private organisation and it was agreed it had to have a focus on the retail."

"The decision for a blanket ban was made due to concern from then stallholders that having a stand from an organisation with extreme views could cause disruption to their business."

A SCC spokesman said it does not have the power to either allow or stop people from setting up election stalls on public pavements, as long as they do not cause obstructions to the public.

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New report reveals home failings

A room full to head-height with waste and a nurse left to look after 27 elderly and frail people – these are just two of the shocking failings found at a nursing home shut down by a health and social care watchdog in December, according to a new report.

Merok Park Nursing Home, in Park Road, Banstead, was closed after the Care Quality Commission (CQC) identified that its residents – many of whom were dementia sufferers – were at significant risk of harm.

Last week, the CQC published its detailed findings from two unannounced inspections last November and December, after



Entrance: The home was closed

concerns had already been raised about the care being received by residents there.

The CQC said the findings of the inspections led to the decision to urgently shut down the home, run by Cheam millionaire Soondressen Cooppen and his wife, Maleenee, just weeks before Christmas, after Mr and

Mrs Cooppen did not make the improvements required.

Findings from the inspection included residents being trapped upstairs for a month when a lift broke, while a resident who was recorded as being allergic to fish was given fish and chips for lunch.

The inspection also found that some staff had not had criminal records checks.

One healthcare professional said afterwards: "It is the most uncomfortable care home visit I've ever done."



Read the full story at
epsomguardian.co.uk

'Care home crisis'

CHIEF REPORTER

HARDEEP MATHARU

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A woman whose mother has been left on end-of-life care after being placed in a failing nursing home has launched a petition calling for an independent inquiry into "a crisis in our care homes".

Linda Cackett, of Manor Green Road, Epsom, launched the on-line petition on Friday, asking for "a judge-led inquiry into care home neglect and abuse and the failings of the system to protect these vulnerable people".

Ms Cackett said she felt compelled to act following the deteriorating health of her 89-year-old mother, Edna Slann, who was placed in Grantley Court Nursing Home, in Sutton, last June, by Surrey County Council social services.

While there, she contracted a severe foot infection, which has now left her on end-of-life care in Leighton House Nursing Home, in Epsom, where she was moved to in September.

Grantley Court, run by Cheam millionaire Soondressen Cooppen and his wife, Maleenee, was shut down by health and social care watchdog the Care Quality Commission (CQC) in December.

If Ms Cackett's petition attracts 100,000 signatures, the matter can



Upset: Linda Cackett with a picture of her mother

EP89099

be debated in Parliament.

She said: "I'm asking for a judge-led review of the care system. There's a crisis in our care homes, that everyone seems to accept, but no one is doing anything about."

"The CQC are understaffed and under-resourced. They are not able to do what they are supposed to do."

Ms Cackett said she is still searching for answers as to why her mother was placed in Grantley Court when shortcomings had already been identified at the home by the CQC in an inspection last January.

The CQC did not publish a report of these findings on its website until last September.

Although the CQC has apologised for this "administrative error", Ms Cackett said there is still confusion as to whether Sutton and Surrey County Councils were informed of the shortcomings before the report was published online.

She has now referred the matter to the Parliamentary and health service ombudsman.

Ms Cackett said she has received a response from Health Secretary Jeremy Hunt, saying he was sorry to hear about her mother's situation and that a full investigation into her safeguarding will be undertaken.

To sign the petition, visit epetitions.direct.gov.uk/petitions/74824.



Derby delay

The timing of the Derby is to be pushed back in a bid to boost television ratings for the world's greatest flat race.

This year, the Derby, to be held on Saturday, June 6, will start 30 minutes later than usual, at 4.30pm. The day before, the Oaks will also start at 4.30pm.

They will remain the fifth contests on seven-race cards, which

will begin 25 minutes later at 2pm on both days.

Since moving to Channel 4 from the BBC in 2013, the television audiences for the Derby have fallen, with 1.5m tuning in for Australia's victory last June, compared to 3.3m for the BBC's last broadcast of the race in 2012.

Television bosses hope the later time will reach a wider audience.

Rupert Trevelyan, regional director of London for Jockey Club Racecourses, said: "We believe that, from an attendance perspective, this adjustment to our timings will enhance the overall enjoyment of the day."

"At this stage, this is the extent of our changes to race times but we will review following the 2015 Investec Derby Festival."

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Silence: Paying respects at the ceremony Deadlinepix EP89917



Memorial: Poppies at Horton cemetery Deadlinepix EP89917

Polish men remembered for fighting for Britain

CHIEF REPORTER

HARDEEP MATHARU

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london.newsquest.co.uk



A ceremony has been held to remember 34 Polish servicemen who fought for Britain against the Nazis in World War Two and are buried in a derelict cemetery.

The event was organised by Epsom Court ward Councillor Sheila Carlson, who has been highlighting the scandalous condition of Horton Cemetery, off Hook Road, Epsom, for a number of years.

The site was sold off by the regional health authority to private developer Marque Securities in 1983 with no conditions placed on its maintenance. Since then it has fallen into disrepair, with rubbish strewn throughout among trees and heavy undergrowth.

Up to 9,000 bodies are believed to be buried in the cemetery – many of whom were patients at the Epsom cluster of mental hospitals, including Horton Hospital at which many servicemen died while it was run as a war hospital.

Last Tuesday's ceremony

was attended by the Consul General Mr Ireneusz Truszkowski representing the Polish Ambassador, Deputy Consul Ms Ines Czajczinska Da Costa from the Polish Consulate in London, Polish priest the Rev Cannon Wladyslaw Wyszowadski, as well as representatives from the Polish Heritage Society, the Royal British Legion, ex-Epsom mayor Alan Carlson and Epsom court ward Councillor Dan Stevens.

Coun Carlson is searching for the names of soldiers buried at the cemetery in a bid to have them officially commemorated by the Commonwealth War Graves Commission (CWGC), which she hopes will force the owners to maintain the cemetery.

She organised the commemoration after discovering the names of the Polish servicemen who died in the late 1940s and early 1950s, with help from the Ministry of Defence.

Wooden crosses bearing poppies and the name of each of the servicemen were attached to

the railings.

Mr Wyszowadski sprinkled holy water on the crosses and said blessings, the Royal British Legion lowered its flag and a one-minute silence was held.

The Epsom Guardian launched its Dignity for the Dead at Horton Cemetery campaign in 2012 after human remains surfaced at the site.

The CWGC will not get involved in maintaining the cemetery as none of the servicemen died within its relevant time frame – dying before the end of 1947.

Coun Carlson said afterwards: "These are people who had terrible times in their own country, in some cases having been captured by the Russians. They escaped and finally made their way to Britain and fought alongside our forces."

"Quite a lot of them suffered mentally and physically, that's why they ended up in Long Grove."

"They died here hundreds of miles from their families and in some cases their families didn't



Blessing: The Rev Wyszowadski Deadlinepix EP89917

know where they were." On her quest to have all those buried at Horton cemetery officially commemorated, Coun Carlson added: "There is more and more evidence building up all the time and I think we are getting very close to a big revelation."

Do you have any information about the dead buried at Horton cemetery? Call Hardeep Matharu on 020 8722 6346 or email hmatharu@london.newsquest.co.uk.



Service: Coun Carlson organised the event EP89917

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BAILEY BOUNCES BACK

Bailey is a beautiful four-year-old Golden Retriever. In the new year his owners noticed a bleeding growth in his mouth just behind his front teeth, writes **Michael Morrice**.

Growths should never be ignored and so a biopsy was taken. Unfortunately our worst fears were realised as the growth was confirmed as cancer called a Squamous Cell Carcinoma.

These can be very nasty and whilst they usually don't spread around the body, they grow into the jawbone causing severe pain and ulceration.

In some circumstances, surgery can cure such a cancer if all of the cancer is removed. In order to see if this is possible a CT scan is needed to see how large and how invasive the cancer is.

Bailey's CT scan showed that the cancer had not spread far into the mouth and so surgery was an option.

As the tumour was in his mouth, removing Bailey's tumour



Michael Morrice

meant also removing a section of his upper jaw bone and some teeth – not a decision to be taken lightly. However, Bailey is so full of life that his owners were very keen to try.

Bailey had his surgery at our practice on January 30.

In order to try and remove all the cancerous cells we had to also remove some surrounding healthy bone and tissue. In total Bailey needed to have six teeth removed with the cancer to ensure we did enough to get it all out.

To his great credit he was back to his bouncy friendly ways within hours and was able to go home the next day.

We saw Bailey again last week for one of his last checks and his mouth has healed really well.

You can barely tell he's had anything done at all. We are still anxiously waiting for his pathology results to confirm we have indeed managed to remove the whole tumour (please keep your fingers, toes and everything crossed for him!).

Amazingly, despite all he's been through, he's still dragging his mum through the front door and seems keener than ever to see us.



Bailey



Nicola Kerkhoff

Beautiful spring days are on their way and with them spring babies will arrive, looking for new homes... but before looking to bring a new furry friend into the family, take a moment to consider your options.

ADOPTION

Instead of spending money on the newest designer breed, why not consider adopting a pet in desperate need of a home? There are thousands of pets across the country in rescue centres, some are older, some are younger, some might not look the part and

Vet's column by Nicola Kerkhoff

many have arrived in a rescue centre through no fault of their own. They all have one thing in common... they are all looking for forever homes.

Adopting a pet has advantages:

- You know he or she has been given a health check by a profes-

sional and will have had preventive health care treatment given such as neutering, vaccinations, worming and flea treatment.

- Some organisations also run blood tests to confirm pets are healthy before re-homing and, if they do have a health problem, rescue centres often volunteer to help with the costs of treatment.

- Choosing an older pet means you don't need to go through the worries of training a puppy or kitten.

- Pets are assessed for the type of home that will suit them: some dogs and cats are perfect for family life and children, others need to be in a home with no children or with no other pets: rescue centres can help match your specific needs and situation with an ideal pet for you.

If adoption sounds perfect for you there are many organisations you can adopt from. Why not speak

to Battersea Dog and Cat home or the RSPCA or visit your vet to find out about more organisations in your area.

BUYING A NEW PET

If you decide that you would prefer to buy a pet instead of adopting, thinking about where you buy your pet from is also very important.

The market place for buying pets has changed over the years and it is now common to be able to purchase a cute ball of fluff from the internet. You can also buy from breeders (both registered & unregistered) and pet shops.

Considerations when you buy:

- Can you see the puppy or kitten before buying it?
- Are you able to visit and also see the mother and father?
- What conditions are they living in? Is the environment clean, warm and friendly? Is the litter happy and playful or

reserved and scared?

- Is the puppy or kitten the correct age? It can be very common for dishonest sellers to sell their puppies or kittens at a much younger than they state they are.

- Has the puppy or kitten had a health check up with a vet and is there a record of this?

- Has preventative health care been given, such as vaccinations, flea and worming treatments. Again, is there a record of this?

Considering these questions will help you buy from a reputable source and feel secure your new pet has been given the best start in life.

Buying or adopting a new pet can be a wonderful experience and the start of a long relationship with your four legged family member: taking the time to research and find the right pet for you will only enhance this experience.

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Drawing up plans for Leatherhead revival

REPORTER

ALICE FOSTER

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london.newsquest.co.uk

Experts tasked with drawing up a road map to transform Leatherhead have shared their initial thoughts on how to revitalise the ailing town centre.

Global architecture, urbanism and design practice Broadway Malyan has been hired to draw up plans for the redevelopment which could cost about £100,000.

On Monday Mole Valley District Council announced the appointment of the company which has worked on the regeneration of Twickenham, Addlestone and Shrewsbury.

At a press briefing, Peter Tooher, director of its subsidiary Nexus Planning, said they want to address issues such as traffic movement in the town and to make the most of its prime location.

He said: "What we do need to do is attract more people into Leatherhead, we need to make it more vibrant, we need to diversify the range of shops and leisure activities and increase the accessibility in terms of car parking."

The creation of the masterplan is expected to cost £500,000, but it is anticipated that the bulk of the



Redevelopment: The masterplanners are working on proposals

funding for the redevelopment itself will come from the private sector.

Jobs, homes and commercial floor space are among the council's priorities, but there will be extensive consultation with residents, stakeholders and other groups.

Jeff Nottage, a director at Broadway Malyan, said the town could make more of its assets such as the heritage trail, Red House Gardens and the River Mole.

He said: "The river for example, that's a key asset running through the town that the town in recent years has probably turned its back on as many others have."

"It's quite a nice compact town centre as well. It's easy to work your way around, you have got

three key streets, each of which has got a number of assets, and that central focus point."

He said people from the business parks and nearby houses could be encouraged to shop there more after work because convenience shopping is on the rise.

He identified the evening economy as another key area, adding: "Things like bars and restaurants are the one thing that IT can't replace really."

"You are still going to want those things whereas retail has struggled against things like on-line shopping."

Nick Gray, deputy chief executive of the council, said: "It's not being done to the community, it's being done with the community and we are absolutely passionate about this."

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8. We will notify the advertiser of the latest time that orders can be cancelled (the "booking" deadline) and the latest time that advertising copy can be received by us ("the copy deadline"). An advertiser may cancel up until copy deadline and we will make reasonable efforts to re-sell the space, but the advertiser will be liable for the full price if the space is not sold and we will reclaim any unearned volume-based discount. Private advertisers booking by telephone or online may cancel in accordance with relevant law, but no refund shall be available after the copy deadline unless cancellation is due to our negligence. If the copy is not received by the copy deadline, we will not be liable if the advertisement does not appear, but the advertiser will remain liable to make full payment for the price of the advertisement.

9. We will try to satisfy an advertiser's request regarding the positioning of an advertisement, but no guarantee of position can be given unless agreed by us and paid for at the rate then current.

Errors

10. We are not liable for any error, misprint or non-appearance of an advertisement unless caused by our negligence, in which case the advertiser will be entitled to a re-insertion or proportionate refund. The advertiser is solely responsible for checking the advertisement on each insertion and ordering correction where necessary. Except where we have been negligent, we shall not be liable for an error or misprint that, in our reasonable opinion, does not materially detract from the advertisement. We shall not be liable in any case for losses relating to any business or public fund-raising for the advertiser, such as lost customers, revenue or profit.

Copyright

11. Advertisements are accepted on condition that we have the right to publish them online as well as in any booked titles. The copyright in work or material we contribute to or re-work for an advertisement belongs to us. We will dispose of advertiser's copy, artwork, photographs or other materials after six months unless collected.

General

12. We shall not be liable if our publishing activities are restricted or prevented by any law, act or event beyond our reasonable control (including, for example, industrial dispute). In such case, the advertiser shall accept publication when available or otherwise may cancel the order by written notice and pay only for work done and materials used.

13. We will use the advertiser's details for internal administration. Unless the advertiser tells us not to in writing at any time, we may also share details with other Newsquest companies or with carefully selected third parties, who may send information about goods and services.

14. The advertiser will be liable to pay us for all costs, losses, expenses and damages of any kind suffered or incurred by us as a result of legal claims or actions, actual or threatened, arising from the advertiser's breach of these conditions or the publications of the advertisement, unless caused by our own negligent act or failure.

15. We may cancel the order at any time if the advertiser breaches these conditions and the breach is not capable of remedy or it continues for seven days after we have given written notice of it, or if we reasonably believe the advertiser is unable to pay debts or the advertiser goes or threatens to go out of business.

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- **CREDIT/DEBIT CARD** - Please phone to pay by Visa/Mastercard/Switch/Delta

Obituary Notice

DAPHNE (DAISY) MICKLETHWAIT

formerly of Ashted
Peacefully passed away at The Priory Nursing Home, Llandogo, Monmouthshire on 15th February, aged 89 years
Funeral services at The Forest of Dean Crematorium, Cinderford, Glos, GL14 3HU on Friday 27th February at 10:30am

No Flowers. If desired donations in lieu for The Priory Nursing Home Residents Amenities Fund may be sent to

Ernest Heal & Sons Funeral Directors, Chippenham Funeral Home, Howells Place, Monmouth NP25 3ED.
(Please make cheques payable to Ernest Heal & Sons Donations Account)

FAIR KEITH GEORGE

Passed away on 27th January. Will be greatly missed by all family and friends. Funeral to be held at North East Surrey Crematorium, Morden, Friday 6th March at 12.00pm. Family flowers only please.

Donations, if desired, to Tadworth sea scouts c/o Stonemans, Tadworth.

Joan

Dear Auntie Joanie.
Just can't believe it's been a year we so miss you.
With all our love
Gary, Caroline and family,
Mike, Sandie and family.
Rest in peace xx

Joyce Ruth Gill

Much loved aunt and great aunt, died suddenly 4th February 2015.
Funeral to be held at All Saints Church, Carshalton, 2:30pm 19th February 2015.
Family flowers only please.



Acknowledgements

DANIELS, ROBERT (BOB)

7.4.45 - 28.12.14
(Formerly **KEN DAVEY BUTCHERS** - Bookham)
Thank you to Family, Friends, Neighbours and Customers who attended Bob's funeral on **6th February 2015**
Also Very Grateful Thanks to everyone for their kindness and support during 2014
Avril Daniels

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40th Birthday



Look Who's 40 Happy Birthday KELI

For 25th February Have a wonderful day All our love and best wishes Mum and Ray xxxx

50th Birthday

Happy 50th Dave!
Hope you have a great day
Love you lots
Love Wendy, Hollie & Billy xxx



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BEADLES KIA NEW CAR DEALERSHIP IN COULSDON ARE CELEBRATING THEIR FIRST ANNIVERSARY THIS WEEK

They opened their state of the art dealership in February 2014 and have gone from strength to strength selling over 700 cars.

Chris Hollands, Sales Manager says "It has been a fantastic first year for us from having no customers when we opened our doors to hitting our targets month on month by delivering excellent customer service, including great coffee and homemade cakes. I am very proud of my new team here and look forward to meeting new customers in the future"

Our fully equipped service centre with 8 workshop bays are seeing more and more Kia owners in for an excellent service experience.



Ryan Still, Aftersales Manager explains "We are growing continually and we pride ourselves on a quick, efficient and friendly service experience. We are able to book cars in quickly and can sometimes offer a same day service! My experienced team are all qualified to the highest Kia standards and our state of the art workshop is a great place to have your Kia cared for"

The dealership boasts class leading environmental credentials with 181 solar panels helping to keep costs low. They also have the full Kia range on display in their showroom along with plenty of demonstrators for customers to really experience how good the Kia range is. Used cars are also available to view on their 2nd floor showroom with over 60 cars to choose from.

Russell Cudd, Brand Manager commented "Kia Motors have excelled in the last few years going from a small range of cars to selling over

78,000 cars last year. Their class leading 7 year warranty is also a massive hit with all our customers. All our staff who joined us in February 2014 are still with us and we are all enjoying the growth of our business on a month by month basis."



Beadles KIA have worked on some fantastic marketing initiatives in their first year and gave away a brand new Kia Picanto in their Facebook campaign. Congratulations to Helen from Dorking who was the lucky winner and loves her new car.

And the prizes keep coming with weekly prizes given away with their friends at Radio Jackie 107.8 all the way through the year. These range from cars for the weekend, Service and MOT's to their last prize of a £2300 electric Mountain Bike just for coming in for a test drive at Coulsdon.

Come and visit Beadles KIA Coulsdon and experience the fantastic KIA Range coupled with a fantastic service.



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Beadles Management team Chris, Russell and Ryan



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POST: Epsom Guardian, Floor 10, Quadrant House, The Quadrant, Sutton SM2 5AS
 (Please include your name and address.)

ONLINE: All your letters in full online at
epsomguardian.co.uk/yoursay
 Letters may be edited for space, clarity and legal reasons.

ONLINE OPINION

Comment on stories at
epsomguardian.co.uk

Epsom set to win £3m Government funding for town centre improvements

Surely you could install temporary traffic lights at the top and bottom of South Street for a few weeks to see if this works? Cars would fit, lorries and buses may have to use the normal route.

GARNET PILCHARD

'This place is going to kill me': Care watchdog publishes shock report on nursing home

What an absolute disgrace. Our elderly people have done so much for this country, they deserve to be cherished and cared for by us all.

ANN HOLLOWELL



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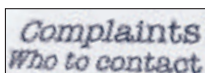
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It is essential your email or letter is headed "Complaint" in the subject line and contains the following information:

- Your name, email address, postal address and daytime telephone number.
- The newspaper title or website, preferably a copy of the story or at least the date, page number or website address of the article and any headline.
- A full explanation of your complaint by reference to the Editors' Code.

If you do not provide any of the information above this may delay or prevent us dealing with your complaint.

Your personal details will only be used for administration purposes.

If we cannot reach a resolution between us then you can contact IPSO by email at complaints@ipso.co.uk or by post at IPSO, c/o Halton House, 20-23 Holborn, London EC1N 2JD.

If complaining about third party comments on our website articles, you should use the "report this post" function online next to the comment.

VIEWFINDER



Janine Harrison sent in this picture of youngsters at Banstead Community Junior School who cooked a special Valentine's dinner on Friday for parents, children and school governors. Email your pictures to newsdesk@epsomguardian.co.uk

Cricket club hit for £1,000

After 112 years history of playing cricket and maintaining the area surrounding the cricket ground at Mill Road, Tadworth Cricket club are disappointed to receive a request from the Banstead Commons Conservators (BCC) for an annual fee of £1,000 to guarantee club cricket can continue.

The club is a small village cricket club that already spends a significant amount of its members funds on maintenance of the area so that it is appropriate for cricket, but also for the use and pleasure of the general public from the local area. We

estimate that each year we spend about £1,000 on the sports ground of which about £3,000 is spent on maintaining the non-cricket square areas designated for sport at Mill Road for the pleasure of cricketers and villagers alike. It is inaccurate to claim that the club has not paid anything for its use and would argue that it is unfair to make any comparison with the situations of any other local clubs.

We cut the grass, fill in rabbit holes as well as prepare cricket wickets all at our own cost.

Over the past 18 months we

have been in discussions with Reigate and Banstead Council and the BCC about under what legal authority they seek to levy a charge on the club to play cricket at Mill Road.

Reigate and Banstead Council agreed with the club that it was unable to charge and we are not clear why BCC thinks that its situation is different under the terms of the 1893 act that was set up for the management of the Banstead Commons. We await legal confirmation of that authority from BCC and so far they have been unable or unwilling to

provide it. We were waiting to resolve these discussions before making public comment on the claim for an annual payment to continue to play cricket, but based on the recent article in the Epsom Guardian (Cricket club must find £1,000 to stay) we believe that we should aim to set the record straight and reinforce our commitment to continuing the 112-year history of cricket in Tadworth village at a significant cost to our members.

CRAIG STEVENSON
 Chairman
 Tadworth Cricket Club

New estates need closer poll stations

I have been a resident of Noble Park for very nearly three years, in which time I have seen this new estate expand to about 450 houses and flats.

I understand Manor Park is of a similar size. Yet the electorate of these two very considerable developments, with the next general and local elections due so soon (on May 7), still has to traipse down to Christ Church, a good mile away from where I live, to vote.

It seems that no account has been taken of the shift in the population of the borough towards the west where so much building of residential homes has taken

place in recent years. We have in the neighbourhood several sites where a polling station could be located and which would be significantly more convenient to those residents of Noble and Manor parks wishing to vote.

I am thinking especially of the Old Moat Garden Centre (in Horton Lane), Ramsay House (one of the last remaining hospital buildings in Noble Park) and the West Park and Cottage Hospital itself.

Even Horton Chapel, once it is restored to its former glory, would provide a suitable place to locate a fourth polling station within the borough.

We are often told how apathetic

we have all become when it comes to participating in the democratic process. But this apathy is only encouraged when no effort is made to locate a single additional polling station within easy reach of the housing developments on the old hospital sites.

Is it too much to expect the authorities to wake up to the rapid expansion of population in this area and to respond accordingly by actively helping voters exercise their democratic right?

RICHARD BAKER
 Stamford ward
 Residents' Association
 Farmside Place
 Epsom

Cost of two-way traffic plan expensive

I was surprised to read in your article in the February 12 edition that the reverting to two-way traffic in South Street is estimated to cost circa £3m.

This seems an excessive amount just to put things back to the way they were. It is not apparent from the limited details

made available so far what alterations will be made to the other streets, but as the traffic direction remains the same, I assume they will be relatively minor.

Let us hope that the proposed "public realm" improvements will be of a higher quality than recent earlier attempts at Station

Approach and Church Street, which had no regard to the ambience of Epsom as a historic market town. It will be interesting to see the proposals in detail when the public consultation is launched later this year.

STEPHEN DAVIDSON
 Via email

'Hare-brained' scheme will lead to tailbacks

I have never heard of such a hare-brained scheme that has been proposed in turning South Street in Epsom into two-way traffic. Currently it has three lanes that allows two of those lanes to proceed down into the High Street and one lane that permits a left turn into West Hill.

Traffic coming from Ashted would be presented with a bottleneck at South Street and I can foresee traffic tailing back all the way back to Ashted at most times of the day. Traffic management in Epsom is already appalling with a multitude of traffic lights and has never been

any good since the removal of the roundabouts at either end of the high street. All this idea would achieve would be to push the traffic down Woodcote Road, the Avenue and Worpole Road.

DAVID GOODRICK
 St Stephen's Avenue
 Ashted

Not wasted

May I respond to the inane content of a recent inclusion on your letters page, and to the ridiculously biased headline that you chose to print (Vote for Labour is a wasted one, February 12).

Were the letter itself not strange enough, I am not sure the "Vote for Labour is a wasted one" works with the content which, at best, was crafted by a 13-year-old.

Printed media, be it national or local has better aspirations. A vote for any party is not a wasted one. Your correspondent is airing a nefarious political position, with his main grievance illogically directed at the Labour Party, rather than the incumbent party of the Minister of Justice, the multi-flawed Chris Grayling.

EPSOM RESIDENT
 via email

More road chaos

I am appalled by the content of the letter from Councillor Arthur (Time to take the sensible road ahead, February 5) in favour of proposed two-way traffic in South Street, Epsom.

It may be that traffic from West Hill travelling in the Ashted direction will be eased as far as the junction with Woodcote Road, however everything else will be a disaster. Please note the following:

1. Traffic from West Hill heading to the Downs will still find it easier via the High Street, otherwise, if it takes the proposed route it will have to take a left at the Woodcote Road junction which will be even more disrupted.
2. Traffic heading in the West Hill direction from the direction of Waterloo Road, Hook Road, East Street, Upper High Street, Church Street, Ashley Road and Ashted will all be faced with two-way traffic heading towards it in South Street.

Coun Arthur's support of computer projections is misplaced as they are only as accurate as the level of human input, which in this case is obviously flawed.

It is planned to install even more traffic lights that will cause more disruption.

It is a local joke that if you stand still too long in Epsom you will be fitted with traffic lights.

The traffic system is a mess and this scheme will result in further chaos at a cost of well over £1m to taxpayers.

JOHN JARRAMS
 Woodcote Close
 Epsom

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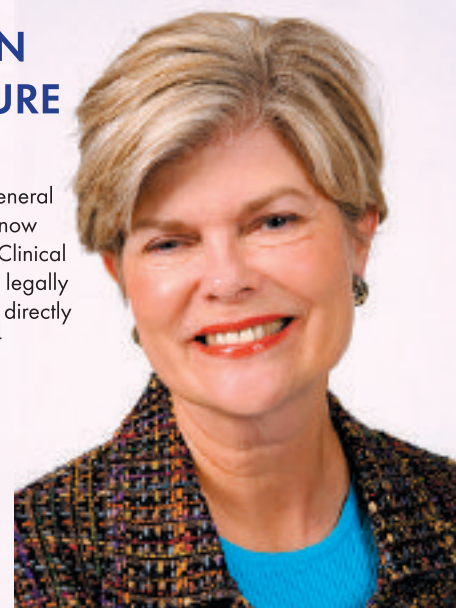
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Baroness Hale was the first woman to be appointed to the Law Commission, and in 1999 she became the first woman Law Lord.

With many other 'firsts' to her name and career, this will be a wonderful opportunity to hear from a world famous judge and speaker.

Date: Thursday 26 February 2015, 6.00pm

Venue: Lawley Lecture Theatre, Kingston Hill Campus, Kingston Hill, Kingston Upton Thames, Surrey KT2 7LB

Book: Free to attend but bookings are essential.

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Luxury property developer Millgate recognises the need for features of a traditional home – such as utility or drawing rooms – back into the unique five bedroom house at Kingsworthy, in Kingswood, Surrey.

Kingsglade is now beautifully dressed as a show home, complete with orangery, drawing room, utility room and a study.

Sales and Marketing Director for Millgate, Jonathan Cranley comments: "Kingsglade is special because it is the only house launching on our new Kingswood development amongst a superb collection of seven exclusive two and three bedroom apartments.

"The design is classically inspired to give a period and uniquely British style that we are sure will make it the ideal home."

The interiors are complete with the very best specification and materials including light and airy kitchens, which are sure to be the hub of the home, feature an island unit and a combination of bespoke hand-painted wall and floor cabinets complemented with granite and quartz worktops.

They come complete with a full range of integrated appliances, including a Falcon dual range cooker with extractor hood, an American style fridge/freezer, a Miele combination microwave oven and warming drawer and a Caple wine cooler.

The utility room provides extra storage and also has washing machine and tumble dryer.

Stylish bathrooms and en-suites are equipped with white Villeroy & Boch sanitaryware with contemporary Vado chrome furnishings and bespoke vanity units finished with stone tops and large mirrors.

Dressing rooms have ample storage with fitted shelves and hanging space. The highly efficient gas fired central heating and hot water system with underfloor heating throughout the ground



TRADITION key to Kingsglade

Property offers luxury, comfort and convenience all in a traditional design.

and first floors.

Outside the gardens are thoughtfully laid out by a Chelsea medal winning landscape designer and planted with immaculate lawns, attractive low maintenance planting and mature shrubs and trees.

The main entrance gates are operated by a remote device and

have a video entry system linked to each home at Kingsworthy.

Ideally located, Kingsworthy is within easy walking distance of the rail station from where it is an easy 40-minute commute into Central London. By car, junction 8 of the M25 is just moments away and Gatwick Airport is only 11

miles away making international travel a breeze.

Kingsglade is priced at £1,900,000, prices for the two and three bedroom Kingsworthy apartment's start from £700,000.

Visit millgatehomes.co.uk for further information.

Back to school

L&Q, has recently launched its latest phase of homes at their hugely successful Wandsworth development, The Schoolyard.

Located at the heart of the south-west London borough, and with build completion due for 2015, the remaining phases at the development are anticipated to be immensely popular.

Comprising a selection of one and two bed apartments priced from £400,000, the latest phase of apartments at The Schoolyard offers buyers the opportunity to live in one of London's most desirable neighbourhoods.

Currently undergoing an extensive £1 billion regeneration plan, Wandsworth Town is being transformed with brand new public squares, shopping parades and extended cycle links into the city.

With these plans already underway, the borough has seen an eight per cent increase of young professionals moving into the area over the last decade.

Although situated just minutes from the high street, the next phase of apartments at The Schoolyard offers



homeowners a peaceful position, overlooking cottage-lined Eltringham Street.

Providing 119 premium specification homes, all with private outdoor space and comprising expansive living spaces of up to 871 sqft, each home is generously sized and includes custom built kitchens with integrated Zanussi and Electrolux appliances.

Adding a touch of luxury, every apartment also includes underfloor heating, video door entry and built-in wardrobes with sliding mirrored doors, while landscaped communal gardens reinforce the strong sense of community.

For more details visit theschoolyardsw18.com



Check out the latest house prices in your area visit:
yourlocalguardian.co.uk/li

Championing build to rent



The head of the government's Private Rent Sector (PRS) Taskforce, Andrew Stanford, recently confirmed there will be a full-time Build to Rent Champion within the Department for Communities and Local Government when the PRS Taskforce is disbanded in March.

The announcement was made at the British Property Federation's (BPF) Residential Conference in a session focusing on the legacy of the PRS Taskforce, which was set up by the government in 2012 to improve the quality and

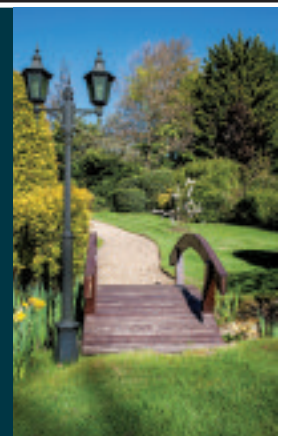
choice of private rented accommodation across the country. Stanford revealed that recruitment is already underway.

The BPF has welcomed this announcement. Ian Fletcher, director of policy (real estate) at the BPF, commented: "The PRS Taskforce has been instrumental in getting both the property industry and government to commit to creating a sustainable build to rent sector, and it is great they want to maintain the momentum that the sector has gained over the past few years."



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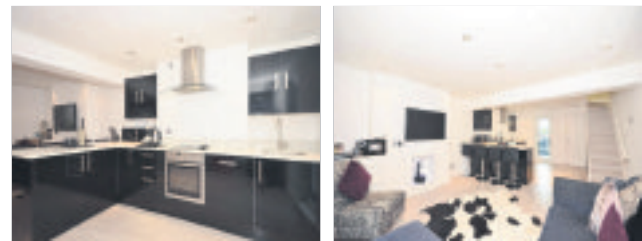
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- Open House Saturday 21st February
- Stunning 4 bedroom period home, refurbished throughout
- Beautiful open plan kitchen, 2 bathrooms

Sutton : 020 8166 5257

EPC E



Banstead

- 3 double bedroom detached bungalow
- Utility room & conservatory, flexible accommodation
- Ample off-road parking

Banstead : 01737 390118

£625,000

EPC D



Epsom

- 3 bedroom detached bungalow
- Open plan living area, large gazebo
- Great front & rear gardens

Banstead : 01737 390118

Guide Price £620,000

EPC F



Sutton Offers Over £600,000

- Superb 4 bedroom detached house
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- Driveway, garage, landscaped rear garden

Sutton : 020 8166 5257

EPC D



Fetcham

- 5 bedroom chalet bungalow, lounge area
- Kitchen/diner, utility room
- Front & rear gardens, off-road parking

Leatherhead : 01372 240130

Guide Price £600,000

EPC D



Norbury

- 3 bedroom semi-detached house
- Large conservatory, convenient location
- Off road parking, good order throughout

Wallington : 020 8166 5684

£600,000

EPC E

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PRICE: £400,000

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EPC D

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REDUCED PRICE

PRICE: £380,000

£254,600

Beddington

2 bedroom semi-detached bungalow

EPC D

Wallington : 020 8166 5684

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Leatherhead : 01372 240130 EPC E



Banstead **£450,000***

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- Open house Saturday 28th February
- 3 bedroom semi-detached family home

Banstead : 01737 390118 EPC E



Wallington **Offers Over £400,000**

- Semi detached period house
- 3 double bedrooms, 3 reception rooms
- Beautiful condition throughout

Wallington : 020 8166 5684 EPC D



Sutton **Offers in the Region of £350,000**

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Sutton **Offers in the Region of £340,000**

- Stunning 2 bedroom terraced house
- Excellent internal order, allocated parking
- Cloakroom, coveted location, communal garden

Sutton : 020 8166 5257 EPC C



Sutton **£340,000**

- 3 bedroom terraced house
- 2 reception rooms, spacious kitchen/diner
- Convenient location, good internal order

Sutton : 020 8166 5257 EPC D



Banstead **£325,000**

- *SALE BY TENDER* FEES APPLY, see tender pack
- Open house Saturday 28th February
- 2 double bedroom first floor flat

Banstead : 01737 390118 EPC D



Sutton **Offers in the Region of £275,000**

- 2 bedroom terraced house
- Cul-de-sac setting, level rear garden
- Living/dining room, no onward chain

Sutton : 020 8166 5257 EPC D



Leatherhead **Guide Price £250,000**

- *SALE BY TENDER* FEES APPLY, see tender pack
- Open House Saturday 28th February 12pm-2pm
- 2 double bedroom first floor maisonette

Leatherhead : 01372 240130 EPC D



Wallington **£250,000**

- Purpose built fifth floor apartment
- Stunning views, immaculate condition
- 2 double bedrooms, fantastic central location

Wallington : 020 8166 5684 EPC E



Sutton **Offers in the Region of £250,000**

- Open House Saturday 21st February
- 1 Bedroom end of terrace house, parking
- Superb internal order, no onward chain, private garden

Sutton : 020 8166 5257 EPC C



Wallington **£215,000**

- 2 bedroom top floor flat
- Close to transport links
- Quiet close, allocated parking

Wallington : 020 8166 5684 EPC C

 **Sutton | 020 8166 5257** **Wallington | 0208 166 5684**

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Epsom
2 West Street,
Epsom, Surrey,
KT18 7RG
01372 745850

Ewell
220 Chessington Road,
West Ewell, Surrey,
KT19 9XA
020 8394 1234

Stoneleigh
62 Stoneleigh Broadway,
Stoneleigh,
Surrey, KT17 2HS
020 8393 9411



Epsom **Guide price £820,000** **01372 745 850**

- Highly Desirable Woodcote Estate
- Four Bedrooms
- Two Spacious Reception
- Kitchen/Breakfast Room
- Secluded Rear Garden
- EPC Rating E



East Ewell **£735,000** **020 8393 9411**

- Four Bed Detached House
- Two Reception Rooms
- Kitchen / Breakfast Room
- Ensuite Shower Room
- Conservatory
- EPC Rating D



Epsom **Guide price £699,950** **01372 745 850**

- Wallace Fields Location
- Sought After Cul de Sac
- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Kitchen & Utility Room



Epsom **Guide price £689,950** **01372 745 850**

- Four Double Bedrooms
- Spacious Living Room
- Separate Dining Room
- Kitchen/Breakfast Room & Utility Room
- Ensuite Shower Room & Dressing Room
- EPC Rating C



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2 West Street,
Epsom, Surrey,
KT18 7RG
01372 745850

Ewell
220 Chessington Road,
West Ewell, Surrey,
KT19 9XA
020 8394 1234

Stoneleigh
62 Stoneleigh Broadway,
Stoneleigh,
Surrey, KT17 2HS
020 8393 9411



Stoneleigh **£599,950** 020 8393 9411

- Three Bedroom Detached House
- Two Reception Rooms & Conservatory
- Downstairs Shower Room
- West Facing Garden
- Walk to Shops, Stn. & Schools
- EPC Rating E



Stoneleigh **£599,950** 020 8393 9411

- Four Bedrooms
- Two Reception Rooms
- 26 x 20' Kitchen/Dining Room
- Separate Utility Room
- Three Bathrooms
- EPC Rating C



Epsom **Guide price £585,000** 01372 745 850

- Detached Character Cottage
- Grade 2 Listed
- Heart Of The College Area
- Three Spacious Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room



Stoneleigh **£559,950** 020 8393 9411

- Four Bed Semi Detached Home
- Two Reception Rooms
- Ensuite Shower Room
- 18ft Master Bedroom
- South / West Facing Garden
- EPC Rating E



Epsom **OIEO £535,000** 01372 745 850

- Three Bed Link-Detached Home
- Large Living Room
- Kitchen/Breakfast Room
- Downstairs Cloakroom
- Ensuite Shower Room
- EPC Rating C



Ewell Village **£419,950** 020 8394 1234

- Victorian Cottage
- Two Double Bedrooms
- Two Reception Rooms
- Refitted Kitchen/Dinner
- Refurbished Family Bathroom
- EPC Rating D



West Ewell **£319,950** 020 8394 1234

- Three Bed Mid Terrace
- Bright Lounge
- Kitchen/Diner
- Separate W/C
- Private Front & Rear Gardens
- EPC Rating C



Ewell Village **£289,950** 020 8394 1234

- One Double Bedroom
- Semi Detached House
- Cul De Sac Location
- Dual Aspect Lounge/Diner
- Allocated Parking
- EPC Rating D



West Ewell **£289,950** 020 8394 1234

- Two Double Bedrooms
- First Floor Maisonette
- Dual Aspect 17ft Lounge
- Garage & Off Street Parking
- Re Fitted Bathroom
- EPC Rating D

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Ashted: 01372 273448



Ashted £1,650,000

Situated in this popular location on the south side of Ashted. Within a stone's throw of the gates to Ashted Park giving easy access to the City of London Freeman's School. EPC = D



Leatherhead £1,295,000

Linden House is a stunning example of contemporary living offering a wealth of high specification features and free flowing accommodation through out specifically designed with family in mind. EPC = D



Ashted £675,000

Victorian family home, situated in the desirable Lanes area of Ashted, subtly extended to provide substantial living accommodation. EPC = C



Ashted £165,000

WARDEN ASSISTED FOR OVER 55'S ONLY. Situated in this popular warden assisted development a one bedroom ground floor apartment. EPC = E

Banstead: 01737 850400



Banstead £695,000

A well presented detached family home, with potential for further extension, situated in a favoured, tree lined cul-de-sac location. EPC = D



Banstead £599,950

A 1930's style 3 bedroom detached chalet bungalow, with off road parking, outbuildings and offered with no onward chain. EPC = tba



Banstead £599,950

A well presented four bedroom detached family home, with garage and off street parking located in a cul-de-sac location. EPC = E



Banstead £450,000

An extremely well presented four bedroom semi detached property, with garage, offered with vacant possession. EPC = D

Epsom: 01372 724477



Epsom £1,150,000

An individually designed 7 bedroom, 3 bathroom, 3 reception detached family home set on a well secluded plot with the benefit of no onward chain. EPC = D



Epsom £839,950

An extended 4 double bedroom character property located on the private Woodcote Estate within catchment of Rosebery School. Vendor is suited. EPC = E



Epsom £795,000

A 3 bedroom detached property situated on a large private plot in this highly sought after location fronting West Hill Green. No onward chain. EPC = E



Epsom £360,000

An extended character 1930's style 3 bedroom property offering good sized accommodation and the benefit of a garage and no onward chain. EPC = D



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Epsom

£2,500,000



- Beautiful Detached
- Five Bedrooms
- En-Suite To Master
- Three Reception Rooms
- Office Plus Orangery
- Front And Rear Gardens
- Detached Garage
- E.P.C. Rating E

Epsom

£875,000



- Guide Price
- Refurbished Detached
- Immaculate Throughout
- Four Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Office/Summer House
- E.P.C Rating C

Epsom

£775,000



- Former Manor House
- Top Floor Apartment
- Two Double Bedrooms
- En-Suite & Dressing Room
- Sash Windows
- Period Features
- Parking Space
- E.P.C. Rating T.B.C.

Tadworth

£660,000



- Guide Price
- 2005 Detached
- Modern Neutral Decor
- Four Bedrooms
- En-Suite To Master
- Three Reception Rooms
- Kitchen/Breakfast Room
- E.P.C. Rating C

Ewell

£585,000



- Offers In Excess Of
- Substantial Semi Detached
- Four Bedrooms & Guest Suite
- Two Bathrooms
- Three Reception Rooms
- Desirable Garden
- W. Park & Stoneleigh Station
- E.P.C Rating T.B.C.

Epsom

£875,000



- Spacious Detached
- Five Bedrooms
- En-Suite To Master
- Three Reception Rooms
- Kitchen/Breakfast Room
- Large Garden
- Planning Permission Granted
- E.P.C. Rating E

West Ewell

£475,000



- Sought After Cul-De-Sac
- Gated Development
- Terraced House
- Four Bedroom
- En-Suite To Master
- Kitchen/Diner
- Two Parking Spaces
- E.P.C. Rating C

Epsom

£360,000



- 1980's Town House
- Three Bedrooms
- Reception Room
- Kitchen/Breakfast Room
- Appropriately Sized Garden
- Parking Space
- Ideal First Buy/Investment
- E.P.C. Rating D

Epsom

£330,000



- 1980's Semi-Detached
- Two Bedrooms
- Living/Dining Room
- Kitchen/Breakfast Room
- Off Street Parking
- Ewell Village
- Ewell West Station
- E.P.C. Rating C

Epsom

CENTRAL APARTMENT £345,000



- Central Location
- Top Floor Apartment
- Two Bedrooms
- En-Suite To Master
- Living/Dining Room
- Balcony
- Off Street Parking
- E.P.C. Rating B

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Epsom Downs £1,200,000



- New Build Detached
- High Quality Finish
- Five Bedrooms
- Three Bathrooms
- Three Reception Rooms
- Kitchen/Diner
- Epsom Downs Mainline
- E.P.C Rating B

Epsom £1,750,000



- Sought After Private Road
- Substantial Detached
- Six Double Bedrooms
- Two En-Suite Shower Rooms
- Three Receptions
- Approx 32ft Kitchen/Dining Room
- Mature Secluded Gardens
- E.P.C. Rating D

Epsom £725,000



- Noble Park
- Corner Plot Detached
- Luxury Fittings Throughout
- Four Bedrooms
- En-Suite To Master
- Approx. 19ft Reception Room
- Kitchen/Diner
- E.P.C. Rating B

Epsom £775,000



- Elegant Detached
- Extension Potential S.T.P.P.
- Five Bedrooms
- En-Suite To Master
- Approx. 24ft Living Room
- Impressive Conservatory
- Large Garden
- E.P.C. Rating C

Epsom £725,000



- 1930'S Detached
- Three Double Bedrooms
- Two Spacious Receptions
- Beech Fitted Kitchen
- Sun Lounge And Study
- Separate Workshop/Office
- Stunning Secluded Gardens
- E.P.C. Rating T.B.C.

Epsom £695,000



- Prestigious College Area
- Period Semi-Detached
- Three Sizeable Bedrooms
- Luxury Free Standing Bath
- Large Living Room
- Kitchen/Diner/Conservatory
- Large Basement
- E.P.C. Rating E

Epsom £285,000



- First Floor Apartment
- One Bedroom
- Luxury Bathroom
- Open Plan Lounge/Kitchen
- Double Height Ceilings
- Video Entry System
- Allocated Parking Space
- E.P.C. Rating C

Tadworth £360,000



- End Of Terrace
- Contemporary Decor
- Three Bedrooms
- Mezzanine Lounge
- Large Kitchen/Diner
- Communal Gardens
- Car Parking
- E.P.C. Rating C

Epsom £479,000



- Terraced House
- Luxury Finish
- Three Bedrooms
- Reception Room
- Kitchen/Dining/Family Room
- Bi-fold Doors To Garden
- Generous Driveway
- E.P.C. Rating D

Epsom £525,000



- Terraced House
- Stylish Decoration
- Three Bedrooms
- Modern Bathroom
- Spacious Reception
- Kitchen/Diner
- Summerhouse
- E.P.C. Rating T.B.C.

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Worcester Park
020 8337 1701

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020 8330 1871

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A TOUCH OF ELEGANCE
Worcester Park

£1,100,000
EPC rating: E

A three bedroom detached house situated in this sought after road ideal for access to Worcester Park station. Features include three reception rooms, conservatory and substantial off road parking, set behind electronic gate. Call and book your viewing now



EXCELLENT CONVENIENCE
Worcester Park

£395,000
EPC rating: C

An excellent, end of terrace house located in this sought after gated development that is moments away from Worcester Parks shops, coffee bars, restaurants with perfect access for Worcester Park Station.



OPEN DAY !
New Malden

£595,000 OIRO
EPC rating: awaited

Well presented four bedroom semi detached house. Features include a luxury kitchen/dining room, lounge and modern bathroom with separate WC. 70' rear garden and garage/driveway for ample parking.



THE ULTIMATE RESIDENCE
Worcester Park

£575,000
EPC rating: D

A spacious and extended, 1930's built, three bedroom, semi detached house with two separate reception rooms, a breakfast room and modern fitted kitchen. The property enjoys ample off street parking, a garage and a garden.

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FLEXIBLE ACCOMMODATION !
Worcester Park

£650,000
EPC rating: E

A stunning and spacious three bedroom chalet style semi detached house with a lounge, separate dining room, master bedroom with an en suite bathroom, modern kitchen, flexible study/bedroom, lovely garden.



NO NEED TO LIFT A FINGER
Worcester Park

£425,000
EPC rating: D

An extended, three bedroom, end of terrace house with an open plan kitchen and dining area. The property is conveniently located within walking distance from Worcester Park Station and High Street. One not to be missed



WARMTH - STYLE - CHARM
New Malden

£700,000 OIEO
EPC rating: E

This Victorian semi detached family home falls into the catchment area for excellent state and private schools. Set over three floors and situated just moments away from New Malden's High Street and Station.



PLEASANT CUL DE SAC LOCATION !
Worcester Park

£490,000 OIEO
EPC AWAITED

An exceptional three bedroom extended family house. The accommodation comprises three bedrooms, through lounge/diner, rear kitchen/dining room and parking.



Show home opening Saturday 21st February 2015



Kingsglade Surrey
Price £1.9 million
Part of the Kingsworthy development, this detached 5 bedroom house is in the sought-after village of Kingswood in the heart of Surrey's countryside. Call 01737 360000 or visit www.millgatehomes.co.uk



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• Two bedroom flat
• Close to station & shops
• EPC D
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The Moors, Redhill | £1,795 pcm
• Three bedroom house
• Luxury throughout
• EPC C
SUTTON LETTINGS | 020 8166 5138



Sherwood Park Road, Sutton | £1,150 pcm
• Two bedroom apartment
• Charming period conversion
• EPC D
SUTTON LETTINGS | 020 8166 5138



Wellesley Road, Sutton | £875 pcm
• One bedroom flat
• Close to shops and station
• EPC D
SUTTON LETTINGS | 020 8166 5138



Carshalton Grove, Sutton | £1,195 pcm
• Two bedroom garden flat
• Fantastic condition
• EPC C
SUTTON LETTINGS | 020 8166 5138



The Crescent | £1,175 pcm
• Two bed Two bath flat
• Communal gardens
• EPC D
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Ashted DETACHED HOUSE £2800pcm



- Detached House
- Five Bedrooms
- Fitted Kitchen
- Family Bathroom
- Two Ensuites
- Incl Gardener
- Avail Mid March
- E.P.C. E

Epsom CLARENDON PARK £2500pcm



- Popular Clarendon Park
- Detached House
- Four Bedrooms
- Two Bathrooms
- Garden & Garage
- Unfurnished
- Available Immediately
- E.P.C. Rating C

Epsom NOBLE PARK £2100pcm



- Detached House
- Four Bedrooms
- Two Bathrooms
- Noble Park Development
- Fitted Kitchen
- Driveway & Garage
- Rear Garden
- E.P.C. Rating B

Epsom DETACHED HOUSE £1695pcm



- Detached House
- Three Double Bedrooms
- Ensuite
- Family Bathroom
- Rosebery School
- Garage & O S P
- Available Immediately
- E.P.C. E

Epsom NOBLE PARK £1850pcm



- Brand New House
- Three Bedroom Home
- Large Garden
- Driveway
- Garage
- Noble Park
- Available Immediately
- E.P.C. B

West Ewell FOUR BEDROOMS £1650pcm



- Four Bedrooms
- End Of Terrace
- Open Plan Lounge/Kitchen
- Family Bathroom
- Rear Garden
- Unfurnished
- Available Beg Of March
- E.P.C. D

Epsom SUPERB TOWN HOUSE £1895pcm



- Town House
- Three Floors
- Four Bedrooms
- Grnd Flr Shower Room
- Ensuite & Family Bathroom
- Fitted Kitchen
- Off Street Parking
- E.P.C. C

Epsom SUBSTANTIAL SEMI £2000pcm



- Semi Detached
- Five Bedrooms
- Two Bathrooms
- Three Receptions
- Conservatory
- Garage & O S P
- Avail 11th February
- E.P.C. Rating E

Epsom CHARACTER PROPERTY £1500pcm



- Two Double Bedrooms
- High Ceilings
- Two Bathrooms
- Rear Garden
- Large Living/Dining Room
- Two Parking Spaces
- Unfurnished
- E.P.C. C

Epsom DETACHED HOUSE £1500pcm



- Detached House
- Three Bedrooms
- Fitted Kitchen
- Lounge
- Conservatory
- Off Street Parking
- Avail 10th April
- E.P.C. D

Epsom SEMI DETACHED HOUSE £1500pcm



- Semi Detached
- Three Bedrooms
- Open Plan Reception
- Fitted Kitchen
- Unfurnished
- Garage
- Rear Garden
- E.P.C Rating C

Epsom LOVELY TERRACED HOUSE £1450pcm



- Terraced House
- Three Bedrooms
- Lounge
- Kitchen
- Driveway
- Good Local Schools
- Unfurnished
- E.P.C E

Epsom FANTASTIC ONE BED £1025pcm



- Ground Floor Maisonette
- Brand New
- One Bedroom
- Integrated Appliances
- Fitted Wardrobes
- Patio Area
- Unfurnished
- E.P.C. Rating C

Epsom BRAND NEW APARTMENT £1250pcm



- First Floor Apartment
- Two Bedrooms
- Fitted Kitchen & Bathroom
- Integrated Appliances
- Reception With Balcony
- Unfurnished
- Avail 4th March
- E. P.C. Rating B

Epsom TWO BEDROOM HOUSE £1295pcm



- Terraced House
- Two Double Bedrooms
- Fitted Kitchen
- Integrated Appliances
- Patio Garden
- Two Parking Spaces
- Unfurnished
- E.P.C. Rating D

Epsom BEAUTIFUL BUNGALOW £1385pcm



- Detached Bungalow
- Two Double Bedrooms
- Fitted Kitchen
- Fitted Bathroom
- Rear Garden
- Edge Of Town
- Avail End February
- E.P.C. Rating E

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Two double bedroom apartment - Two bathrooms
 Part/unfurnished - EPC rating B - Available immediately
£1195 PCM



EPSOM

Stunning two double bedroom apartment - Own patio
 Allocated parking - EPC rating B - Available 3rd April 2015
£1450 PCM



BANSTEAD

Two double bedrooms - Penthouse apartment
 Unfurnished - EPC rating B - Available 6th April
£1495 PCM



EPSOM

Three double bedrooms - Ground floor apartment
 Unfurnished - Available immediately - EPC rating C
£1500 PCM

PROPERTY INVESTMENT UPDATE

EPSOM PROPERTY MARKET 2015

I had an interesting chat with a landlord who uses another letting agent in the town, after he popped into our offices for a coffee whilst his wife was in the Ashley Centre. We were talking about the Epsom market and thought other landlords might be interested.

You see, whilst I said last week property values stopped dropping in June 2009, since then, it hasn't all been in an upward direction as around the Winter of 2010/11, property values in Epsom dropped six months in a row, albeit only by 1.5%, but still a drop all the same. However, for the last 23 months, we have had growth, although increases are beginning to ease for the first time since the start of 2013. Now it could be said this easing of the housing market in Epsom can be attributed partly to the time of year (in 2013, property values in Epsom only increased by 0.2% per month in the Autumn months), but it is obvious that estate/sales agents in Epsom

are wary about the direction of the market as a result of the not as strong demand and fewer house sales.

This is all good news for landlords looking to buy rental property with the changes in stamp duty and later in 2015, the new rules regarding pensions, where you will be able to take money out of your pension pot to invest in property. However, at the same time, I would say don't just buy any old property in Epsom. First time landlords need to be cautious. The doubling of house prices every seven to ten years which has taken place since WW2 doesn't seem to have been seen since the mid 2000's. The property market is shifting with more properties being built and restrictions put on mortgage lending, the likelihood of the property market increasing at the same levels as the past is questionable. But investing in property is also about receiving the rent – a gross rental yield.

On the one hand going for high yielding Epsom property to rent out seems an obvious choice, but high yielding property often doesn't go up in value that well and in some circumstances doesn't keep up with inflation, meaning in real terms you have a depreciating asset.

So surely you should pick a property that has great capital growth then, because of the obvious potential to generate long term capital profit, especially with inflation eating away at our savings. However, rental yields on high capital growth properties tend to be low meaning if you are taking a high percentage mortgage, the rent doesn't pay the mortgage payments.

If you are unsure what to do, be you a first time landlord or a seasoned pro, feel free to pop your head round our door or email me on ian@directresidential.co.uk, or to be kept up to date with what is happening to the Epsom Property market, visit the Epsom Property Blog.



Ian Plumb

This and other articles are added to our Blog for Epsom to help with advice for buy to let investment, which can be found on our website or www.epsompropertyblog.co.uk. Alternatively you are welcome to email me on ian@directresidential.co.uk

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Epsom

£575 pcm

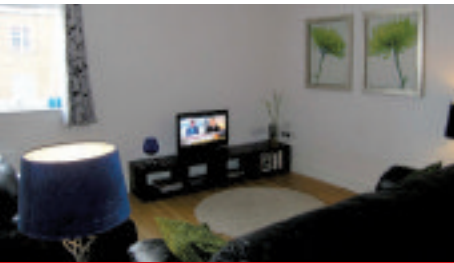
Shared 2 bedrooms furnished EPC=D



Headley

£1295 pcm

2 bedrooms unfurnished EPC=D



Epsom

£550 pw

1 bedroom furnished, serviced EPC=C



Epsom

£850 pcm

1 bedroom unfurnished EPC=D



Epsom

£1195 pcm

2 bedrooms unfurnished EPC=D



Epsom

£1200 pcm

2 bedrooms unfurnished EPC=C



Epsom

£1500 pcm

3 bedrooms unfurnished EPC=C



Epsom

£1950 pcm

4/5 bedrooms unfurnished EPC=E



Ashted

£2200 pcm

5 bedrooms unfurnished EPC=E



Leatherhead

£2395 pcm

3/4 bedrooms unfurnished EPC= E



Epsom

£2995 pcm

5 bedrooms unfurnished EPC= D

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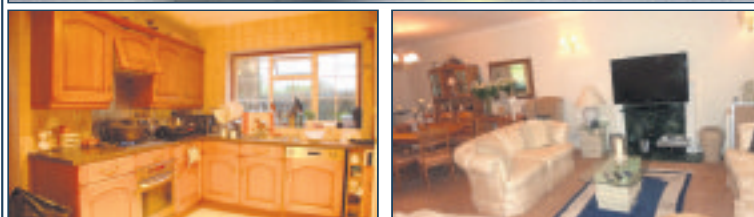
New Instruction



Epsom 1,700

McCann Estate Agents are pleased to offer to the market a four bedroom mid terraced family home.

New Instruction



Epsom 1,900

McCann's are pleased to offer to the market an impressive detached family home. The property boasts large living room with separate dining room, fitted kitchen and downstairs bedroom with en-suite. The property benefits further from four bedrooms and white suite bathroom. Available April 2015, offered unfurnished with off street parking for two vehicles and double garage.

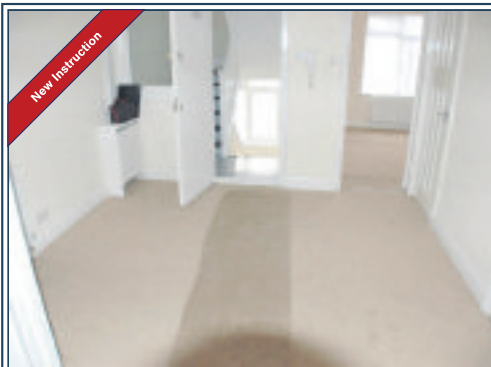
New Instruction



**Morden
1,500**

A well presented and updated three bedroom semi detached home. With two separate receptions, a 'long' well fitted kitchen, bathroom with separate shower cubicle, gas central heating and double glazing this is an excellent family home. Unfurnished this home is available second week April.

New Instruction



**South Croydon - 2 x big flats
£1,200**

A substantial, refurbished two double bedroom flat with 19'0 x 11'0 reception room on the second floor. With gas central heating throughout and double glazing this is a cosy flat for the Winter. Google maps says it's 0.3 miles (7 minutes walk) to Croydon South station and with local shops makes this an excellent Let. Available immediately.



**Epsom
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With a GARAGE included in the heart of the town centre we can offer this two bedroom retirement flat for the over 60's, recently redecorated, approached via lift or stairs. The property provides a good sized reception leading to a fitted kitchen and both bedrooms have fitted wardrobes. With pull cords in each room, Residents Lounges and Garden area and with a House Manager weekdays between 8am - 4pm. Available now

New Instruction



**Epsom
785**

OVER 60's ONLY A well presented and partly refurbished 2nd floor one bedroom (with fitted wardrobes) RETIREMENT FLAT flat accessed via lift or stairs forming part of this much sought after development located in the centre of Epsom opposite the entrance to the Ashley shopping centre.



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£1,350 pcm

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TADWORTH \$1,850 PCM FOUR BEDROOMS. EPC: D



EPSOM \$1,900 PCM FIVE BEDROOMS. EPC: E



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Living History

Children will get the chance to learn all about the hardships that were facing kids their age in the Victorian age at a museum club.

Bourne Hall will be welcoming the Ragged Victorian Living History Group to talk about children in the 1850s including beggars, chimney sweeps, those working from dawn to dusk in the fields,

and the luckier children of the upper classes.

David Brooks, museum assistant, says: "For the poor Victorian child there was no childhood, just hard and dangerous work without any protection services."

"They went down the mines, because they were small and could manoeuvre in tight spaces, up chimneys

working in factories and laundry. They worked making matches, pottery and scared birds from the fields also as domestic servants.

"Many were forced outside the law as pickpockets and sailed close to the wind as rat catchers and street sellers."

"How would you manage living on the streets, cold,

hungry and often ill?"

Those attending will also be able to play with toys from the Victorian period.

● **Vile Victorian Children;** Bourne Hall Museum Kids Club, Spring Street, Ewell; March 7, 1pm to 2.30pm; £5 per child; call 020 8394 1734, email dbrooks@epsom-ewell.gov.uk.

Vibe

epsomguardian.co.uk/vibe

PIANO SOLO

The Surrey Philharmonic Orchestra will be accompanied by Romanian pianist Andrada Brisc when they take centre stage in Epsom later this month.

They will perform a host of classical symphonies, including Beethoven's Piano Concert no.3, Haydn's Symphony no.99 and Mozart's Overture to The Impresario among others.

Conductor Nicolas Smith says: "We are proud to have such an outstanding soloist for the piano concerto."

Born in Oradea, north-west Romania, Mrs Brisc was a teacher in her home town's art school before moving to London to study at the Royal Academy of Music.

She has a double bachelor in piano performance and classical singing as well as an MA in piano accompaniment. She also works as a teacher in west London.

She says: "I have been working with the conductor, Nicolas Smith, being a visiting piano teacher at St John's School, Leatherhead. "I am very excited

about the concert as it is my first collaboration with an orchestra from the UK."

● **Old Chapel, St John's School;** Epsom Road, Leatherhead; Saturday, February 28, 7.30pm; £14 (£9 U-18s and students); call 01372 276949 or visit surreyphil.org.uk.



ANDRADA BRISC

GOING MAD

MADNESS
● An Evening at the Races; Epsom Downs Racecourse; Thursday, July 2; £35 adults, £20 children under 17; call 08445 793019.



Feelgood ska band Madness will turn an iconic racecourse into a place of fun and nuttiness for one night only, writes Alice Foster.

The eccentric group, who first stormed on to the music scene in 1979, will play at Epsom Downs Racecourse this summer, it has just been announced.

It is a return trip for the band who last performed at the racecourse in 2010.

Rupert Trevelyan, regional director London of Jockey Club Racecourses, says they are looking forward to another "fun and successful" night.

Mr Trevelyan says: "We're absolutely delighted to be welcoming Madness back to

the London racecourses this summer."

Before their performance, the evening kicks off with six horse races. The show is part of the band's Grand Slam Madness tour featuring shows at some of the country's greatest sports venues.

Madness say: "Come see, come see! The world's

strongest band perform incredible feats live! Marvel as Madness lift an enormous set of polished pop songs high in the air, single handed!

"The UK's biggest open-air tour ever! Rolling into a town near you, soon."

Expect to hear hits such as House of Fun, Baggy Trousers, Must Be Love,

Driving In My Car and Our House.

Tickets go on general sale at 9am on Friday, February 20, at thejockeyclublive.co.uk. The Jockey Club Live's presale starts at 9am on Wednesday, February 18. Visit epsom.thejockeyclub.co.uk to sign up for more details.



BYRNE is back

Comedian Ed Byrne, who is appearing in the Great Comic Relief Bake Off this month, has just been announced as a live act at the Epsom Playhouse.

The Playhouse excitedly welcomed the booking as another sign that Epsom is fast becoming the "comedy hub" of the county. Jimmy Carr appeared here last year and Tim Vine is also lined up for this June.

During his 20 years in comedy, Byrne has toured the country, sold out many runs at the Edinburgh Fringe and appeared on radio, TV and the big screen.

House manager Fiona Maloney says "little old Epsom" is now attracting big names and features on the comedy circuit.

Ms Maloney says: "The comedians want to come here. It's becoming the comedy hub of Surrey."

● **Ed Byrne;** Epsom Playhouse, Ashley Avenue, Epsom; Wednesday, November 11, 8pm; £19; call 01372 742555, visit epsomplayhouse.co.uk.

FOR MORE ON THESE AND OTHER STORIES VISIT epsomguardian.co.uk/vibe

LONDON MARATHON

HITTING YOUR STRIDE

JOG

ON: ● Epsom Oddballs is a UK Athletics affiliated running club for all ages, shapes and sizes. Email dave.wylie@epsomoddballs.org, or visit epsomoddballs.org. ● Ladies of all levels and abilities are invited to join the Epsom Allsorts running club. The women-only club describes itself as a friendly club for competitive runners, or beginners alike. Email membership@epsomallsorts.org.uk; visit epsomallsorts.org.uk.

More and more people are setting themselves the challenge of running a marathon, writes *Ellie Cambridge*.

With plenty of locations to choose from, the sport is growing in popularity with hundreds of thousands of people hoping to get a place in the London marathon each year.

The most challenging part is race day, with most runners never having run the full distance. But while this is the toughest bit on the body,

supporters generally line the route cheering competitors on, which keeps spirits high.

However, cheering supporters are not to be found when the gruelling training regime starts. This is when the hard work really takes place.

Training is advised to begin early, so the distance one can comfortably run is built up slowly.

Food intake is important to fuel the machine you are intending your body to become. Most people in the midst of serious marathon training

talk of the obsession with food they suddenly develop and report on feeling hungry.

One of the most important things for many runners is to find interesting routes, which do not involve just running loops of the same block, to keep the mind occupied and away from the fact you may be tired and bored.

While it may seem obvious, wearing correct shoes can prevent injuries and painful niggles from developing.

Lauren Skyring, 26, from Battersea, is training for the

Paris marathon in April and says: "I try to run to or from work, which is 3.5 miles, two or three times a week. But due to social arrangements that doesn't always go to plan."

"Then I get my miles up at the weekend when I have more time. I also go to the gym to work on different body areas. My knees have made me realise that I will now only push for one 20-mile run before the actual marathon. So I will stick to shorter runs of five to eight miles between now and April and just work

on my style and speed."

● **Entry is now closed for 2015 but will open later in the year for the 2016 London marathon; virgin money london marathon. com/en-gb.**

Cool runnings: Lauren Skyring is training for the Paris marathon



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HIGHLIGHTS:

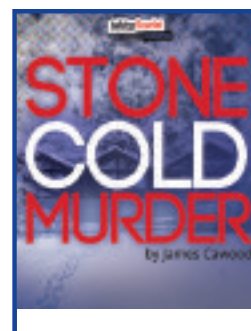
FEB		
Thu 19	The Ghost Train Annie (Cert. 15) Jeff Wayne's Musical Version of The War of the Worlds	AT Play CH Cinema
Fri 20	The Ghost Train Radio Clash - The 1978 Tour Revisited Night At The Museum 3 (Cert. PG)	AT Play AG Music CH Cinema
Sat 21	The Ghost Train Brendan Cole - A Night to Remember	AT Play CH Dance
Sun 22	Surrey Wedding Fair The Homesman (Cert. 15)	AG Special Event CH Cinema
Mon 23	Unbroken (Cert. 15) Alan Ayckbourn's Table Manners	AT Play CH Cinema
Tue 24	Secret Love: Life and Music of Doris Day The Royal Opera Presents Der Fliegende Holländer Alan Ayckbourn's Table Manners	AT Play CH Music CH Live Cinema Transmission
Wed 25	Alan Ayckbourn's Table Manners	AT Play
Wed 26	The Comedy Network	TS Comedy Cabaret

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Friday 20 February 2.30pm HALF-TERM FAMILY MATINEE
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Saturday 21 February 6pm MATINEE
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Saturday 21 February 7.30pm in the Myers Studio
Close Up Magic

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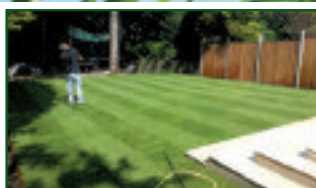
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W A Truelove and Son Ltd
Part time accounts assistant required in Sutton

Three days per week. Duties to include: Banking, petty cash control, payroll and data entry. Knowledge of Sage preferable but not essential.

Please email CV to **david.truelove@watltd.co.uk**

Ad Operations/Campaign Delivery Executive

Exchange and Mart - London

An opportunity has arisen for a talented individual to join the team, based in our prestigious offices on Cannon Street, in the City of London; to provide Ad Operations and wider administrative support to the sales team.

Exchange and Mart is one of Britain's oldest and best loved brands; established in 1868 we continue to be a major presence in the online classified marketplace with our strength lying in the automotive sector. Available on desktop and mobile we attract an audience of over 900,000 unique visitors each month. Our clients range from small independent garages through to massive brands such Mercedes Benz, Confused.com, BMW and Volvo to name a few.

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The successful applicant will liaise with advertisers, agencies and internal teams to ensure that ads are delivered on schedule. Responsible for reporting, optimising delivery, query resolution and supporting all aspects of the Display Sales Team's activity the successful applicant will demonstrate a high level of accuracy, computer literacy and the ability to deliver a high level of customer service.

Key Responsibilities include:

- Managing advertising campaigns; including receipt of ad creative, screenshot requests, ad trafficking implementation, delivery of goals and campaign reporting
- Serve as the main point of contact for online advertising banner campaigns, providing exemplary customer service to our internal and external clients
- Monitor, optimise and report on performance of banner campaigns;
- Troubleshoot campaign delivery and technical issues with our customers, ad serving vendors, 3rd party technologies and internal departments
- Work with internal departments, to investigate & resolve technical issues
- Recommend improvements to our trafficking workflow and quality assurance processes
- Provide professional customer service to our clients, sales, and product teams
- Support day-to-day operational issues of display advertising campaigns
- Assist/manage the implementation of new products and tools
- Provide reporting and analysis of ad delivery and revenue performance for Sales and Management
- Assist in compiling proposals and sales orders
- Ensure compliance across direct and programmatic delivery.
- Developing and sharing expertise in ad serving and other relevant software.

Working closely with the sales team, the successful candidate will have a high attention to detail, be well-organised and able to work to tight deadlines. They should be able to demonstrate:

- A high level of numeracy
- Proficiency in Microsoft Office Excel and PowerPoint
- The ability to multi-task, juggling multiple projects at one time with time sensitive deadlines.
- Excellent written and verbal skills with the ability to communicate effectively on the phone, in person and via e-mail;
- Self-motivated to quickly learn new technologies, applications and processes
- Demonstration of issue resolution and/or project releases in a deadline oriented environment;
- Some experience of reporting from industry dashboards would be a benefit.
- Education to A level or degree standard
- Experience of internet advertising tools highly advantageous

Salary

£24k

Benefits

25 Days Holidays in addition to Bank Holidays and Contributory Pension Scheme

Contact Details

If you wish to apply for this vacancy, please send your CV and covering letter to Mark Vinson (mvinson@exchangeandmart.co.uk)

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PAPILLON HOUSE SCHOOL

"Making a difference for children with autism"

Papillon House School is an independent day school for children and young people with profound autism and associated challenging behaviours. As the school continues to expand we have the following vacancies:

Special Needs Assistants (SNAs)

Full Time with Paid Holidays

Salary dependent on experience

The role is largely term time, working Mondays 8.30am – 5.00 pm and Tuesdays to Fridays 8.30am – 3.30pm plus up to five days per year during school holidays.

The role is varied and will involve working in small classes, alongside teachers and supporting pupils in lessons as well as during swimming, horse riding, playtime, leisure and lunchtimes.

The successful candidate will ideally demonstrate experience and understanding of working with children and young people with autism. For all posts a commitment to our pupils and their complex needs is essential, as is the ability to work as part of a team. You must be in good health as these are energetic, challenging posts.

The School is committed to safeguarding and promoting the welfare of children and young people.

All successful applicants will be subject to an enhanced DBS (Disclosure and Barring Service) check.

Visits to the school are essential.

An application pack with a job description is available by contacting Alex Labbett at: Alex.Labbett@papillonhouseschool.co.uk or by telephone on: 01372 363663.

Closing Date: Thursday 12th March 2015

Lampman – Duties involve cleaning and replacing traffic light bulbs within the London area, no experience necessary, training given, flexible hours required including the opportunity for overtime, full clean driving licence essential, vehicle and tools provided.

Contact Chris Gessey
07803 238 322
or email CV to chris.gessey@traffi-co.co.uk

Part Time School Bus Drivers Required

Vehicle supplied. Term time only operating AM/PM school runs transporting children with special needs, salary c. £10,000pa. Help with licensing if not a current PCO licence holder.

For details, contact 020-8286-9696 or email info@supremeonline.co.uk

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Local company require enthusiastic staff to join our team of motivated Carers. You'll be required to deliver high quality personal care in the community full/part time. Full training provided. We are also looking for domestic help.

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ACCOUNTS ASSISTANT
Epsom-based media company, experience required, immediate start.
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Deadline: 23rd February

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F/T QUALIFIED OR EXPERIENCED TRAINEE DENTAL NURSE
Required for a practice in Ewell. Please email CV's to ewelldentist@gmail.com or call 07973657492

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Educational

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Public Notices

ANGELINA AREVALO REAL (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of 72 Ash Road Sutton, who died on 17/11/2011, are required to send particulars thereof in writing to the undersigned Solicitors on or before 01/05/2015, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.

ZIADIES SOLICITORS

516 Brixton Road
London SW9 8EN T432909

DESMOND ROSS ARMSTRONG (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of 49 Woodstock Road Carshalton Surrey SM5 3ED, who died on 06/01/2015, are required to send particulars thereof in writing to the undersigned Solicitors on or before 01/05/2015, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.

WITHEY KING LLP

North Bailey House
New Inn Hall Street
Oxford OX1 2EA T433291

IRIS HILDA PATRICIA COOMBS (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of 13 Basilidon Close Sutton Surrey SM2 5DJ, who died on 04/09/2014, are required to send particulars thereof in writing to the undersigned Solicitors on or before 01/05/2015, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.

HAROLD BELL & CO SOLICITORS

Devon House 174 Kingston Road
Ewell Surrey KT19 0SD T433285

NOTICE THE SURREY COUNTY COUNCIL (D2041) BRADFORD DRIVE, EWELL TEMPORARY PROHIBITION OF TRAFFIC ORDER 2015

ON 18TH FEBRUARY 2015 SURREY COUNTY COUNCIL MADE the above mentioned Temporary Order under Section 14(1) to the Road Traffic Regulation Act 1984 ("the Act"), the effect of which will be to temporarily prohibit vehicles from entering or proceeding in that length of (D2041) Bradford Drive, Ewell, between its junction with (D2346) Preston Drive and its junction with (D2096) Courtlands Drive, a distance of 167 metres.

This Temporary Traffic Order is required to enable Surrey County Council to carry out major highway repairs and/or surface treatment works. These works are anticipated to be carried out as soon as possible within the eighteen-month period of operation of this Temporary Traffic Order that commences on 26th February 2015. Advanced warning signs will be displayed and the temporary closures will only operate when the relevant traffic signs are displayed. Access will be maintained for pedestrians, residents and emergency vehicles at all times. Any vehicle found to be obstructing the highway during these works will be removed to outside the limits of the works after all reasonable methods have been undertaken to identify and contact the vehicle's owner.

Vehicle traffic will be diverted via Highfield Drive and Courtlands Drive.

DATED 19th February 2015

Authorising Officer: R Bolton
Local Highway Services Group Manager

Any Enquiries relating to this notice should be directed to:
Traffic Regulation Orders Team
Surrey County Council - Highways
Hazel House
Marrow Lane
Guildford
Surrey GU4 7BQ
Tel: 0300 200 1003



SUTTON COUNCIL

PLANNING APPLICATIONS REQUIRING STATUTORY PUBLICATION RECEIVED BETWEEN - 06/02/2015 to 12/02/2015

The applications listed below can be inspected at the Environmental Services Offices, 24 Denmark Road, Carshalton from 9.00am to 5.00pm Monday to Friday, or online at www.sutton.gov.uk. The Council will take into account written comments received within 21 days from the date of this notice.

Should you comment please ensure that:

- 1) you quote the application number
- 2) your comments are relevant to the planning issues
- 3) you refrain from comments of a personal nature.

If you wish the Council to acknowledge your letter please send an SAE.

Due to the number of such letters received the Council regrets it cannot respond to requests for advice or clarification.

Application No: C2015/71037/FUL
Area/Ward: C13 CARSHALTON CENT
Location: Beechwood Court West Street Lane Carshalton SM5 2PZ
Proposal: Retention of strengthening piers to stabilise listed wall.
Applicant: Merlewood Estates Ltd
Web Address: <http://gis.sutton.gov.uk/FASTWEB/detail.asp?AltRef=C2015/71037>
Comments: LISTED BUILDING IN THE CARSHALTON VILLAGE CONSERVATION AREA

Application No: C2015/71053/LBC
Area/Ward: C13 CARSHALTON CENT
Location: Beechwood Court WEST STREET LANE Carshalton SM5 2PZ
Proposal: Listed building application for the retention of strengthening piers to stabilise listed wall.
Applicant: Merlewood Estate Ltd
Web Address: <http://gis.sutton.gov.uk/FASTWEB/detail.asp?AltRef=C2015/71053>
Comments: LISTED BUILDING IN THE CARSHALTON VILLAGE CONSERVATION AREA

Application No: C2015/71216/HHA
Area/Ward: C13 CARSHALTON CENT
Location: 121 West Street Carshalton SM5 2NP
Proposal: Erection of a single storey side and rear extension and loft conversion involving a dormer extension at rear and a rooftop at front.
Applicant: Mr & Mrs James Barrett
Web Address: <http://gis.sutton.gov.uk/FASTWEB/detail.asp?AltRef=C2015/71216>
Comments: WITHIN WRYTHE GREEN CONSERVATION AREA.



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Ref: 1573

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Public Notices

PATRICIA MARIE WALDEN (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of 86 Warren Road Banstead Surrey SM7 1LA, who died on 22/04/2014, are required to send particulars thereof in writing to the undersigned Solicitors on or before 24/04/2015, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.

ALLEN BARFIELDS
Gainsford House 115 Station Road
West Wickham Kent BR4 0PX
T433023

ANITA MARIE PORTER (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of 3 Stonny Croft Ashted Surrey KT21 1SQ, who died on 09/09/2014, are required to send particulars thereof in writing to the undersigned on or before 01/05/2015, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.

THE CO-OPERATIVE LEGAL SERVICES LIMITED
Aztec 650 Aztec West
Almondsbury Bristol BS32 4SD
(Ref: BG/3486250P/Porter) T433353

BARBARA WINIFRED FLAXMAN (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of Fir Tree Nursing Home 2 Fir Tree Road Banstead Surrey SM7 1NG, who died on 02/10/2014, are required to send particulars thereof in writing to the undersigned Solicitors on or before 01/05/2015, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.

QS COPLEY CLARK
Pathrace House 91-93 High Street
Banstead Surrey SM7 2NL T433307

PAMELA MORGAN (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of Downs Cottage Nursing Home 183 Great Tattenhams Epsom Surrey KT18 5RA, who died on 20/10/2014, are required to send particulars thereof in writing to the undersigned Solicitors on or before 01/05/2015, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.

HUGH JAMES SOLICITORS
Hodge House
114-116 St Mary Street
Cardiff CF10 1DY T433609

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TOWN AND COUNTRY PLANNING ACT 1990 PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990 TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) ORDER 1995 NOTICE OF APPLICATION FOR MAJOR DEVELOPMENT

ARTICLE 12B

In accordance with the above, notice is hereby given that application(s) have been made to Epsom and Ewell Borough Council for permission to carry out the following proposal(s):-

- 14/01525/FLH **59 College Road, Epsom, Surrey**
Erection of single-storey side/rear extension, conversion of roof space into habitable accommodation with rear roof light and internal alterations.
- 14/01597/CAT **2 Garbrand Walk, Ewell, Surrey**
Felling of Cypress tree located in the front garden.
- 14/01610/TPO **3 Riverhill Mews, Worcester Park, Surrey**
Crown reduction, shaping, thinning and crown lifting to Oak tree. Felling of dead False Acacia. Felling of large Poplar. The trees are situated in the rear garden (within W1- TPO L1).
- 14/01629/FLH **30 Church Road, Epsom, Surrey**
Demolition of existing kitchen and erection of single-storey rear extension.
- 14/01631/FLH **Cherry Tree Cottage, 20 Church Street, Ewell**
Single-storey side extension and new side entrance to house.
- 14/01639/CAT **22 Church Street, Ewell, Surrey**
Crown reduction and broken branch removal to contorted Willow located in the rear garden.
- 14/01641/REM LB **Alliance Medical House, 4B Dorking Road, Epsom**
Variation of Condition 3 (Operating hours) of planning permission 08/00606/COU to allow opening hours 07:00 to 21:00 Monday to Sunday and 08:00 to 20:00 on Bank Holidays.
- 14/01642/TPO **16 Denham Road, Epsom, Surrey**
Tree work to the following protected trees in the private road verge: Box Elder (T3 - TPO 166) outside no.16 - prune back from phone wires; Red Oak (T19 - TPO62) outside no. 2 - Deadwood; Oak (T18-TPO62) outside no.1 - Remove basal growth and deadwood; 2 Limes (T1 and T17 - TPO 62) opposite no. 1a - 20% crown thin and deadwood.
- 14/01652/CAT **24 The Herway, Ewell, Surrey**
Crown reduction of Cypress located on the frontage. Shape Magnolia and crown reduction of Bay tree situated in the rear garden.
- 14/01653/TPO **1 Ethel Bailey Close, Epsom, Surrey**
Reduce west portion of crown on Oak No.56 (within G4 - TPO286); Remove dead wood to Oak No.52 (within G3 -TPO286) exempt work. The trees are located on the open space to the west side of Ethel Bailey Close. Felling of declining Horse Chestnut No.45 within (G24 - TPO286) in the tree belt on the left hand side of the approach entrance to Ethel Bailey Close.
- 14/01654/FLH **22 Church Street, Ewell, Surrey**
Replacement of garage door with new rendered wall and window.
- 14/01662/TPO **Linden Bridge School, Gratton Road, Worcester Park**
Reduce two lowest branches (to the west and south) of Poplar tree located near the junction of Cromwell Road and Parkdale Crescent (within W1 - TPOL1).
- 14/01666/CAT **25 The Green, Ewell, Surrey**
Pollarding of Poplar and Willow on the right hand boundary of the rear garden (reduction of Elder not covered by conservation area regulations).
- 14/01667/TPO **5 Queensmead Avenue, Ewell, Surrey**
Crown reduction by approximately 2 - 2.5 metres to leave a well-balanced shape to one Ash tree (T3 - TPO 332) located on the front boundary of the front garden.
- 14/01668/TPO **Copperstones, Downside, Epsom**
Pruning back of mature Sycamore (T39 -TPO15) on right hand boundary of front garden to clear the building of 8 Downside. Felling of two Sycamores and felling of Ivy clad Yew, Sycamore and Holly undergrowth adjacent to the garage.
- 14/01673/TPO **Mallard Lodge, Wilmerhatch Lane, Epsom**
Felling of 1 Ash, 1 Oak and 1 Spruce located in the garden area between the house and the exit drive from the RAC Woodcote Park, adjacent to The Lodge (within A6 TPO19).
- 14/01682/TPO **4 Parklands Way, Worcester Park, Surrey**
Felling of contorted Willow within (W1-TPO L1) located in the rear garden.

An electronic copy of the application may be inspected on-line at or via internet access at Epsom Town Hall, The Parade, Epsom, Surrey, KT18 5BY or in public libraries. Any comments should be made using the facility provided at the above website address or in writing to the Planning Department at the above address. Correspondence should quote the above application reference and should arrive no later than 21 days from the date of this notice.

IT SHOULD ALSO BE NOTED THAT ANY REPRESENTATION RECEIVED MAY BE MADE AVAILABLE FOR INSPECTION BY THE PUBLIC, AND MAY BE COPIED AS A RESULT OF THE PROVISIONS OF THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985. REPRESENTATIONS WILL NOT BE ACKNOWLEDGED UNTIL AFTER AN APPLICATION HAS BEEN DETERMINED. LATE REPRESENTATIONS CANNOT NORMALLY BE TAKEN INTO CONSIDERATION.

Please note that the Council do not accept any responsibility for any incomplete or inaccurate descriptions.

HEAD OF PLANNING AND BUILDING CONTROL,
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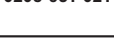
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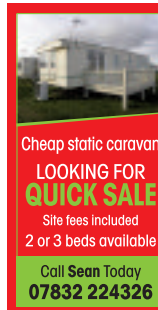
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Epsom's Emelia Gorecka overcame her nerves to win her first indoor race at the British Championships in Sheffield last weekend.

The 20-year-old, pictured, won the 3,000m, but admitted her first experience of racing indoors took her by surprise.

"It was nerve-wracking as I was a bit of an unknown quantity," she said.

"It's the first time I've ever even been in an indoor stadium, so it was such a new experience, but it was great."

For the full story and interview go to epsomguardian.co.uk/sport.

More sport: epsomguardian.co.uk



Medal-tastic: Oliver Way won two silver medals in the freestyle events

Making a opening splash

Epsom District Swimming Club (EDSC) got off to a flying start at the first weekend of the Surrey Championships.

EDSC left the Spectrum Leisure Centre in Guildford with 13 medals, including four golds, four silvers and five bronze.

Leading the golden way were 14-year-old Spencer Gall in the 200m freestyle – he also won 100m butterfly silver – and Hannah Torres in the 100m fly and 100m individual medley.

Alfie Howes completed the quartet of golds in the 100m freestyle.

There were silver medals for Oliver Way, 12, in the 200m and 100m freestyle, Ryan Griffiths, 18, in the 200m freestyle and 12-year-old Kirstie Flynn in the 100m freestyle.

Way and Torres also bagged two bronze medals each, while Matthew Breckon claimed the club's final third-placed gong.

Head coach Adam Mason said: "Our swimmers train hard all year to qualify for the Surrey Championships because it's still a very important event on the swimming calendar and sets the scene for racing for the rest of the season."

"The coaches and I are delighted with our initial haul of medals from the first weekend."

Meanwhile, Leatherhead Swimming Club's Ben Simpson was the star of the day bringing home hat-trick of medals with a gold and two silver medals.

The 14-year-old won the 100m breaststroke, and then took second place in the 200m breaststroke and the 100m individual medley.

The action resumes this weekend at the Guildford Spectrum.

Promotion to go down to the bonus point wire

**REPORTER
JENS RAITANEN**

sports@london.newsquest.co.uk

Sutton & Epsom fly-half Frankie Murray says bonus points will play a crucial part in determining which two teams win promotion from London Division One South this season.

With seven games left, Sutton & Epsom are fourth in the table, 12 points off leaders Wimbledon, but only five points behind second-placed Chobham, who occupy the sole play-off spot.

Murray's side host bottom-of-the-table Hove this weekend and he says they must aim for a high-scoring win.

"We are looking to build on a big score against Hove," he said.

"We've slacked off a bit in recent weeks and lost out on big points."

"Every point is crucial at this stage and we are focused on winning by a big margin."

He added: "It's really tight at the top of the table and each team at the top still needs to play each other so bonus points are massively important now."

Sutton & Epsom have won three of their past five matches, but their two defeats were



Grounded: Frankie Murray goes over in a defeat to Chobham earlier this season, but tries in defeats could be vital as Sutton & Epsom hunt decisive bonus points Dave Jackson

against Chobham and Sidcup, who sit third in the table.

Murray feels the team did not come up to scratch when it really mattered in those crucial matches.

"We have just not been clinical enough against the top sides," he said.

"But I think we are over that now. We had a couple of

good training sessions recently so things are looking good."

Barring a disaster, Sutton & Epsom will improve on last season's 10th place finish, marking an overall move forward, something that has not gone unnoticed by Murray.

He said: "As a whole we have done well this season."

"We had a great run in the

middle of the season where we won 11 games in a row which was brilliant."

"We are pushing for promotion, whether that is finishing first or second."

"It will be hard to catch up with Wimbledon looking at the way they are going at the moment and this is why we have to get as many points as possible."

Life will get no easier for Brady and Tanners



Goal machine: Vas Karagiannis hit two in Tanners' 3-1 win over Hampton & Richmond last weekend that extended their 100 per cent record to three. Carl Rook bagged the other SP82016

Leatherhead boss Richard Brady expects nothing less than another difficult match when his side travel to Wingate & Finchley in the Ryman Premier League this Saturday, writes Jens Raitanen.

Leatherhead have won four of their past six league matches, including nine goals in their last three games.

Brady says it will be a challenge to come away with a win this weekend, but is confident in his side's abilities.

"I expect it to be another tough match just like any in this division," said Brady.

"They are a difficult side to play, but I'm not overly concerned about them."

"We know we are a good team and know what we can do on our day."

Leatherhead have been impressive since being

promoted last season as they sit comfortably in 13th place, just three points off the top half of the table.

Brady claims his side's only expectation this season was to sustain their league status and says he is pleased with his player's efforts up until this point.

"There has been a lot of changes this season but the boys have done well to adapt," he said.

"I think they have been rewarded recently for their hard work and hopefully that continues."

● Leatherhead FC's academy trials continue on April 10 and 17 at the club's Fetcham Grove home. The final session will be held in May.

For more information on the two-year course that combines football and education go to scl-online.co.uk/football-academy.php.

SPORTSbrief



HOCKEY: Purley Walcottians first taste of victory in the SHL Premier Division One two weekends ago was short-lived after they were thumped 10-1 at home by promotion-chasing Sevenoaks. Ryan Kavanagh bagged the only goal for the rock bottom Counts, who go to third placed Havant this weekend. In Surrey/Hants Division One, Epsom won 6-2 at Bournemouth. Mike Atkinson (two), James Midmer (two), pictured above, Scott Barton and Oli Hildrey. Epsom host bottom club Yateley this weekend.

ATHLETICS: Tadworth AC's Paul O'Callaghan finished eighth of 451 runners in the 26.2RRC Valentines 10K on Sunday, clocking 34 minutes six seconds. He was followed by Dave Williamson (26th, 36:22), Peter Mills (31st, 36:47), Steve Hutton (84th, 42:21) and Roland Hogg (144th, 46:22). The ladies were led by Heather Fenton (232nd, 51:04) and Rachel Saunders (262nd, 53:29).

ATHLETICS: The Norman family of Epsom & Ewell Harriers secured double success at the Surrey Indoor Track & Field Championships in Carshalton last weekend. Mum Di claimed first place in the senior women's triple jump with a 10:33m leap, while son Harley took the U13 long jump title with a championship record jump of 4.68m. Meanwhile, Dan Gaffney finished fifth in the Valentines 10K in Chessington on Sunday clocking a personal best 33 minutes 18 seconds.



SWIMMING: Ewell's Olivia Humphries, pictured above, won gold at the Surrey Swimming Championships last weekend. The nine-year-old, who swims for Sutton & Cheam SC, was first home in the 200m freestyle.

PARKRUN: Epsom & Ewell had two fastest runners over the weekend in Vanda Caulfield (Crane Park, 22 minutes three seconds) and Ollie Garrod (Nonsuch Park, 16:40).



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